

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Constitution Hills
Quezon City

EIGHTEENTH CONGRESS
First Regular Session

House Bill No. **4342**



Introduced by: **Rep. Josephine Y. Ramirez-Sato**

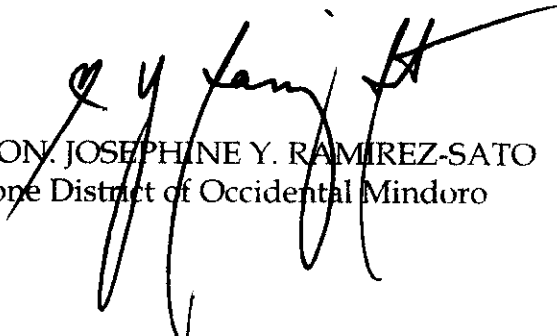
EXPLANATORY NOTE

With the Philippines' rapidly accelerating economic and physical development, attended by urbanization and burgeoning population growth, it becomes imperative to institutionalize an Architecture Code of the Philippines (ACP) to embody updated, modern and advanced technical knowledge on the physical planning, architectural design, construction, use, occupancy and maintenance of buildings/ structures as well as their grounds and host sites;

While there is Presidential Decree (P.D.) No. 1096, otherwise known as the 1977 NBCP, which is already more than a 36 years old, and an executive issuance in the form of the 2000 Architecture Code of the Philippines (ACP), the same do not anymore conform with the developmental goals and infrastructure program of the Government and does not adequately provide for all the architectural and technological requirements of buildings/ structures and their grounds/ sites, in terms of currency of architectural planning, design and construction standards and criteria.

In the creation of the ACP, it is the desire and policy of the Government to avail of and harness the technical expertise, professional knowledge and skill sets of duly-qualified men and women in both the public and private sectors, in order to arrest the unmistakably and decidedly downward slide of the quality of the built environment over the last six (6) decades.

The passage of this bill is earnestly sought.


HON. JOSEPHINE Y. RAMIREZ-SATO
Lone District of Occidental Mindoro

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**AN ACT ESTABLISHING THE ARCHITECTURE CODE OF 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. *Title.* This Act shall be known as the "2019 Architecture Code of the Philippines (ACP)" and shall hereinafter be referred to as the "Architecture Code of the Philippines (ACP)".

Section 2. *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 sustainable physical planning, architectural design, construction, use/ occupancy, operation, maintenance and management/ administration, in line with sound management practices for both the natural and built environments; to this end, the purpose of this Act must be to provide for all buildings/ structures and their grounds/ sites, a framework of minimum architectural service standards and requirements to regulate and manage the undertaking of architectural services in relation to the location, siting, physical planning and architectural design, quality of materials, construction, use/ occupancy, operation, maintenance and management/ administration of all types of building projects intended for human use and habitation.

Section 3. *Scope and Application.*

- (a) The provisions of this Act 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) Building and/or structures constructed before the approval of P.D. No. 1096, otherwise known as the 1977 National Building Code of the Philippines (NBCP) shall not be affected thereby, except when alterations, additions, conversions or repairs are to be made therein in which case, this Act shall apply only to portions to be altered, added, converted or repaired.
- (c) Major violations of P.D. No. 1096, as determined by the LGU Office of the Building Official or the National Building Official or a competent Court, must be immediately rectified to fully comply with said law. In case of willful non-compliance or inability of the property and/or building/ structure owner to fully comply with P.D. No. 1096, a system prescribing annual fines/ penalties must be instituted by the responsible Government agency and the same must be annotated in the applicable title to the property/ building/ structure until full compliance with P.D. No. 1096 is attained. The same procedure must apply in the case of the implementation and enforcement of this Act.

Section 4. *General Building and Grounds Requirements.*

- (a) All buildings or structures and their grounds/ sites, as well as accessory facilities thereto, shall conform in all respects to the principles of the safe construction and must be suited to the purpose for which they are planned/ designed.
- (b) All buildings or structures and their grounds/ sites, intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards consistent with valid and subsisting laws on the natural and built environments.
- (c) Buildings or structures and their grounds/ sites, and all parts thereof as well as all facilities found therein shall be maintained in safe, sanitary and good working condition.

Section 5. *Site Requirements.* The land or site upon which shall be constructed any building or structure, or any ancillary or auxiliary facility thereto, shall be fully compliant with applicable laws, sanitary, hygienic, secure and 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 bodies of moving/ still water and/or sources of pollution; from a volcano or volcanic site and/or any other building/ structure considered to be a potential source of fire or explosion.

Section 6. *Definition of Terms.* As used in this Act, the words, terms, phrases, acronyms and abbreviations enumerated hereafter shall have the meaning or definition correspondingly provided therein.

- 1) AAP (Ancillary Architectural Permit) - a permit issued by the LGU OBO after the review and approval of the PAD by the BRC.
- 2) ACP (Architecture Code of the Philippines) - shall refer solely to this Act and its IRR and DRs.

- 3) AD (Architectural Documents) - are State-regulated professional documents relating to the physical planning, architectural design and construction of a building and/or structure intended for human habitation, as well as its grounds, that shall only be prepared, signed and sealed by a RLA.
- 4) AMBF (Allowable Maximum Building Footprint) - the resultant area established at grade level upon which the proposed building/ structure may be erected.
- 5) *Accessorias* or Shop House - A mixed-use building to be erected on a commercial lot, with a Building Height Limit (BHL) of three (3) storeys or ten meters (10.0 m), composed of a row of dwelling cum commercial units entirely separated from one another by partly walls and with an independent entrance for each dwelling unit. The shops must be at the ground floor, the second floor as office or storage or living/ dining/ service spaces and the third floor for use only as sleeping and/ or living/ dining spaces.
- 6) Accessory Building - A building subordinate to the main building on the same lot and used for purposes customarily incidental to those of the main building, such as but not limited to servants' quarters, garage, generator shed, pumphouse, laundry, etc.
- 7) Accredited Professional Organization (APO) - a non-governmental organization (NGO) of State-regulated development professionals who deal purely with the natural and built environments, duly accredited by the Professional Regulation Commission (PRC).
- 8) Adaptive Reuse - the process of adapting used or old buildings/ structures for purposes other than those initially intended.
- 9) Aerodrome - a defined area on land or water (including any building, installation or equipment) used either wholly or in part for the arrival, departure and surface movement of aircraft (fixed wing and rotary).
- 10) Agricultural Building - A building designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place for human habitation nor a place of employment where agricultural products are processed, treated or packaged nor for use by the general public.
- 11) Air Right/s - the right to physically develop and subsequently benefit or profit from the continued use of the air space above the road right-of-way (RROW) or other rights-of-way (ROWs) or legal easements or private/ public property outside or along such ROWs or easements, subject to the payment of lease to the appropriate party for availing of such rights. The upper limit of the air rights is the airways navigational path such as the clearance limits of aerodrome and flight patterns.
- 12) Airport (or Airfield) - a defined area on land or water that is used for aircraft operations and for the handling/ management of the transported passengers and cargo/ freight.
- 13) Airside - the portion of the airport (or airfield) that extends from the apron to the four sides of the runway strip.
- 14) Alignments - are the surface areas/ spaces traversed by a NATIONAL RROW, similar ROWs, legal easements or similar public spaces, which

form part of the public domain and are therefore disallowed sites for non-mobile billboards.

- 15) Alley - Any space or access-way dedicated or deeded to the public or for public use (part of the public domain) as a dedicated passageway mainly for pedestrians, with a width of not more than three meters (3.0 m). If the alley is made larger to attain a clear width of between 3.001 m and 5.999 m, motorized vehicles can be allowed access/ use but not for extended parking at any point within the alley (for a period of more than 2 hours).
- 16) Alteration - Any change, addition or modification in construction or building occupancy.
- 17) Alternative Dispute Resolution (ADR) - refers to various modes of dispute resolution under R.A. No. 9285 (ADR Act of 2004), which includes arbitration, mediation and conciliation relating to development, construction and consulting services/ practice of State-regulated professions.
- 18) Amenity - A feature that increases attractiveness or value of building/ structure or its grounds/ site. This may include but are not limited to a special space of a highly public nature but which require huge investments in material and equipment such as an auditorium, an infinity pool, a lush deck roof garden, a revolving restaurant, an executive lounge, an entertainment area and similar upscale provisions or spacious but expensive architectural design features such as oversized spaces, full automation including closed-circuit television (CCTV), very tall ceilings, large insulated or light-sensitive windows, glass floors, embedded luminaires on walls and floors, use of high-grade finishing materials such as very expensive alloys such as titanium, furniture/ fixtures/ fittings/ equipment, large slabs of natural granite, and the like.
- 19) Apartelle - building combining the features of an apartment and a hotel
- 20) Apartment - A dwelling unit, flat or suite of two or more rooms, designed and intended for, or occupied by one (1) family for living, sleeping and cooking purposes; also refers to any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking within such building.
- 21) Apartment, Serviced - is a type of furnished apartment available for short-term or long-term stays, which provides amenities for daily use, including cooking and dining provisions.
- 22) Appeal - an act of petitioning the review of a resolution or decision of the LGU OBO or LBO, duly filed with the ONBO/ NBO or of the review of a resolution or decision of the ONBO or NBO, duly filed with the Office of the president of the Philippines, as provided for under this Act.
- 23) Apron - a defined area on the airside of a land aerodrome, situated near a terminal building, and that is used to accommodate aircraft for

purposes of loading, unloading passengers and freight/ cargo, fueling, parking and maintenance.

- 24) Arcade - Any horizontal portion of a building at the ground floor, which may or may not integrate the sidewalk forming part of the road right-of-way (RROW), bound by the building face on one side, roofed to protect pedestrians against the elements and connected to other arcades forming part of adjoining buildings/ structures.
- 25) Arcade Structure - Any multi-storey, cantilevered/ end-supported and enclosed or partially enclosed portion of a building situated directly above the arcade.
- 26) Architect, Registered and Licensed (RLA) - a State-regulated development and construction professional who is a holder of a Certificate of Registration and of a license in the form of a professional identification (ID) card, both duly issued by the Professional Regulation Commission (PRC), and who can practice architecture on Philippine soil in full accordance with R.A. No. 9266 (The Architecture Act of 2004) or successor law/s, its IRR and derivative regulations (refer also to Registered and Licensed Professionals/ RLPs).
- 27) Architect, Consulting - refers to the architect registered and licensed or permitted by the State to practice architecture in the Philippines, who is professionally and academically qualified and with exceptional or recognized expertise or specialization in any branch of architecture, specifically in the planning and design of buildings/ structures.
- 28) Architect, Foreign - a State-regulated development professional who is a holder of a Special/Temporary Permit (STP) duly issued by the PRC to allow a duly-qualified foreign national to practice the profession of architecture in the Philippines on a limited basis and only with a collaborating RLA, in full accordance with R.A. No. 9266, its IRR and derivative regulations.
- 29) Architectonics - is the science part of architecture, unifying the architectural, structural and utility plans/ designs of a building/ structure.
- 30) Architectural Documents - refer to architectural plans/ designs, drawings, specifications and other outputs of a registered and licensed Architect (RLA) that only a RLA can sign and seal consisting, among others, of vicinity maps, site development plans, architectural program, perspective drawings, architectural floor plans, elevations, sections, ceiling plans, schedules, detailed drawings, technical specifications and cost estimates, and other instruments of service in any form.
- 31) Architectural Plan - a two (2)-dimensional representation reflecting a proposed development/ redevelopment of an enclosed/ semi-enclosed or open area showing features or elements such as columns, walls, partitions, ceiling, stairs, doors, windows, floors, roof, room designations, door and window call-outs, the architectural layout of equipment, furnishings, furniture and the like, specifications callouts, elevation references, drawing references and the like; the architectural plan is the representation of a lateral section for a building/ structure (running parallel to the ground) and at a height of from 1.0 – 1.5 meters

above the finished floor; the term may also collectively refer to other architectural designs such as cross/ longitudinal sections, elevations, roof plan, reflected ceiling plan; detailed sections and elevations showing architectural interiors, detailed architectural designs, door and window schedules, other architectural finishing schedules and the like.

- 32) Assembly Building or Hall - A building or a portion of a building used for the gathering of fifty (5) or more persons for activities such as deliberations, workshops, entertainment, amusement or transportation-related uses; also refers to a building housing drinking and/or dining establishment for one hundred (100) or more persons.
- 33) Audit - the detailed technical determination of existing conditions relating to the preparation of construction plans/ designs for an existing or proposed building/ structure:
 - 33.1 Building Audit - audit of the architectonics of a building/ structure as undertaken by duly-qualified RLPs, which is translated into as-built plans;
 - 33.2 Space Planning Audit - audit of the spatial utilization of a building/ structure, which must be undertaken by a RLA; and
 - 33.3 Structural Audit - audit of the structural system of a building/ structure, which must be undertaken by a duly-qualified RLCE;
- 34) Awning (or Hood) - A movable shelter supported entirely from the exterior wall of a building and of a type which can be retracted, folded or collapsed against the face of a supporting building/ structure.
- 35) BHL (Building Height Limit) - means the maximum height to be allowed for a building/ structure based on their proposed use/ occupancy. The BHL is generally measured from the established grade line to the topmost portion of such a building/ structure, inclusive of a non-mobile billboard mounted on top of such a building/ structure. 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. If applicable, the BHL must be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or of the concerned military/ security authorities. The 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.
- 36) BRC (Building Review Council) of the LGU which must review the PAD prior to LGU OBO issuance of the AAP.
- 37) Backing - The surface or assembly to which veneer is attached.
- 38) Balcony - A portion of the seating space of an assembly space, the lowest part of which is raised at least 1.20 meters above the level of the main floor.
- 39) Balcony Exit, Exterior - A landing or porch projecting from the wall of a building, and which serves as a required means of egress. The long size shall be at least fifty percent (50%) open, and the open area above

the guardrail shall be so distributed as to prevent the accumulation of smoke or toxic gases.

- 40) *Barangay* - the basic government unit distinct from the LGU.
- 41) *Basement Level* - A portion of a building which may be partly below and/ or partly above grade, but so located such that the vertical distance from grade to the floor is less than the vertical distance from grade to ceiling.
- 42) *Bay or Panel* - One of the intervals or spaces into which the building façade is vertically divided by its columns, buttresses or division walls.
- 43) *Beam* - one of the principal horizontal supporting members of a building/ structure that is made of timber, metal, reinforced concrete or stone.
- 44) *Billboard, Non-Mobile* - means an attention-getting device consisting of a support structure, a display or message area, a lighting system and related components. The term also refers to all types of identification, description, illustration, images, pictures, display or device which is affixed to or represented directly or indirectly upon a portion of a building/ structure, support structure or land and which directs attention to a product, place, activity, person, institution, business, idea or belief. The term shall be generic and shall collectively refer to but not be limited to multi-media or tri-vision billboards, neon or other illuminated signs, painted signs and the like. A billboard positioned at a fixed location, usually along a national road right-of-way (RROW), where it can be readily and continuously viewed by the passing public. The following are the key types of billboards that may be erected at the defined regulated areas under this Act:
 - 45) *Billboard Unit (BU)* - shall refer to one (1.0) display with a total surface area of anywhere between seven point five square meters (7.5 sqm) minimum to twenty eight square meters (28.0 sqm, at a total panel height of 4.0 meters by a length of 7 meters, including border and trim but excluding supports) maximum for existing/ proposed NATIONAL urban RROWS/ ROWs and anywhere between twenty eight point 1 square meters (28.1 sqm,) minimum to fifty six square meters (56.0 sqm) maximum to at a total panel height of 6.0 meters by a length of 9.33 meters, including border and trim but excluding supports) maximum for existing/ proposed national rural RROWS/ ROWs
 - 46) *Billboard Unit, Minimum* - refers to one (1.0) display with a maximum total surface area of seven point five square meters (7.50 sqm), a multiple of the 225.0 sqm Maximum Billboard Unit. It shall have a least dimension of one meter (1.0 m).
 - 47) *Billboard Unit, Maximum* - refers to one (1.0) display with a maximum total surface area of two hundred twenty five square meters (225.0 sqm).
 - 48) *Block* - a basic building unit, usually for use in masonry construction.
 - 48.1 *Concrete Block* - A hollow or solid concrete masonry unit made from portland cement and suitable aggregates such as sand, gravel, crushed stone, bituminous or anthracite cinders,

burned clay, pumice, volcanic scoria, cooled or expanded blast furnace slags.

48.2 Concrete Hollow Block (CHB) - A hollow concrete masonry unit (CMU, reference definition) made from portland cement and suitable aggregates such as sand, fine crushed stone and the like.

48.3 Glass Block - A sealed fire-rated glass unit used for firewall construction and which allows filtered natural light to enter the building interior.

- 49) Buildable Area - The remaining space in a lot after deducting the mandated minimum open spaces.
- 50) Building - Any structure built for the support, shelter or enclosure of persons (for the purpose of human habitation), animals, chattels or property of any kind.
- 51) Building Bulk - a volume quantity that is 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.
- 52) Building, Dangerous and Ruinous - A building/ structure declared by a Local Building Official or by the National Building Official as being 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 host site or the community to an intolerable degree.
- 53) Building Administrator - a person who/ which ensures the proper usage of all utilities of the building/ structure and who checks and monitors the physical condition, general upkeep and cleanliness of the building/ structure, its surroundings and its facilities.
- 54) Building Code of the Philippines, National (NBCP) - shall refer to P.D. No. 1096 of 1977 and its 2004 Revised IRR and DRs (reference supplied definitions of IRR and DR).
- 55) Building Envelope - is the physical separator between the interior and the exterior environments of a building.
- 56) Building Height - The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or to the top of the parapet if the flat roof is provided with a parapet, or to the average height of the highest gable or a pitch or hip roof. In case of sloping ground, the average ground level of the buildable area shall be considered the established grade elevation.
- 57) Building Length - The general lineal dimensions of a building, usually measured along the direction of the bearing wall for girders.

- 58) Building Official (BO) - a duly appointed public official who is a natural person primarily tasked under this Act to implement and enforce the law on the planning and design of buildings and their grounds/ sites.
- 59) Local Building Official (LBO) - refers to a natural person who is a State-registered and licensed professional (RLP), primarily tasked with the implementation and enforcement of this Act, in conjunction with valid and subsisting laws on construction, development and professional practices relating to buildings/ structures, sites and grounds. The position of LBO is an appointive position where the appointment is made by the National Building Official (NBO). The LBO is a distinct natural person tasked with oversight functions over public and private vertical infrastructure and must not be held in a simultaneous or acting capacity by any serving or appointed City or Municipal Engineer (CME) of any LGU, who in turn is tasked with oversight functions over public and private horizontal infrastructure.
- 60) National Building Official (NBO) - refers to a natural person who is primarily tasked with the implementation and enforcement of this Act, in conjunction with valid and subsisting laws on construction, development and professional practices relating to buildings/ structures, sites and grounds. The position of NBO is an appointive position where the appointment is made by the National Building Official (NBO) by the President of the Philippines. The NBO in turn shall have the sole power to appoint all the Local Building Officials (LBOs) for all LGUs.
- 61) Building Width - The shortest lineal dimensions of a building, usually measured along the direction of the floor, beams or joists.
- 62) CAAP (Civil Aviation Authority of the Philippines) - the State entity created and tasked by law to exercise oversight functions in the selection, planning, design, administration, operation and maintenance of airports, heliports and all aircraft entering or operating within Philippine territory.
- 63) CCH - clear ceiling height (reference Height, Clear).
- 64) CIAC (Construction Industry Arbitration Commission) - a quasi-judicial agency under the Construction Industry Authority of the Philippines (CIAP) of the Department of Trade and Industry (DTI), primarily tasked with the resolution of construction disputes through modes of alternative dispute resolution (ADR) mandated under R.A. No. 9285 (The ADR Act of 2004). Disputes submitted for CIAC resolution are generally resolved within a six (6.0)-month period, after which such resolution may be elevated for review by the Court of Appeals (CA).
- 65) CLUP/ CLWUP - Comprehensive Land Use Plan/ Comprehensive Land and Water Use Plan - an LGU-wide short- through medium-term development plan based on the data contained in the LGU Comprehensive Development Plan (CDP), and which is the primary basis for the LGU Zoning Ordinance (ZO).

- 66) CMU (concrete masonry unit) - a basic masonry building block, more commonly referred to as concrete hollow block (CHB).
- 67) Canopy (or Marquee) - a permanent roofed structure above a door, attached to and supported by the building/ structure and projecting over a wall or the sidewalk portion of the RROW/ street, including any object or decoration attached thereto. It is an architectural projection that is lawfully permitted above a portion of the public domain.
- 68) Carriageway (or Roadway) - the portion or component of the RROW on which land-based transportation conveyances such as motor vehicles are allowed to pass or park. For RRROWs, the term may be "Railway" and for national WROWs, the applicable term may be "Waterway" or "Vessel-way."
- 69) Carrying Capacity - the maximum demand or load that may be placed on a machine, resource or system for extended periods under normal or specified conditions.
- 70) Cavity - a confined hollow area in a building where structural and utility elements are usually found, and which is usually architecturally treated or finished on all its sides which are visible.
 - 70.1 Ceiling Cavity - the space or volume that exists between the topmost portion of a finished ceiling line at a lower floor of a building/ structure and the bottom of the floor of an upper floor of the same building/ structure, usually reckoned from the soffit of a suspended slab and/ or bottom of beam supporting such an upper floor.
 - 70.2 Roof Cavity - the space or volume that exists between the topmost portion of a finished ceiling line at a topmost floor of a building/ structure and the bottom of the roof support of the same building/ structure, usually reckoned from the rafter or truss bottom chord supporting the roof of the same building/ structure.
- 71) Cellar - The portion of a building between floor and ceiling, which is wholly or partly below natural/ finished grade and so located that the vertical distance from grade line to the floor below is equal to or greater than the vertical distance from grade to ceiling.
- 72) Civil Liability - liability of the Architect, Engineer or Constructor pertaining to the design and execution of a project, as primarily defined under Article 1723 of the Civil Code and related articles.
- 73) Civil Works - Construction projects, such as highways, bridges, flood control structures, dams and the like, that are financed by public funds and constructed by a Government for the benefit or use of the general public.
- 74) Cladding, Architectural - is a protective, insulated or aesthetic fixed layer added to the exterior walls of a building/ structure.
- 75) Climate Change - a significant and lasting change in the statistical distribution of weather patterns over periods ranging from decades to millions of years. It may be a change in average weather conditions or the distribution of events around that average e.g. more or fewer extreme weather events. Climate change may be limited to a specific

region/s in the Philippines or its western or eastern seaboard, or may occur across the entire country, the Pacific Basin or the South China Sea.

- 76) Column - a vertical element, usually a slender shaft, that provides structural support for a building/ structure by carrying axial loads in compression.
- 77) Complaint - a statement by any person alleging violations of this Act or its predecessors' laws, the pertinent IRRs and DRs, duly filed with the LGU OBO or the ONBO.
- 78) Concrete - a composite construction material, composed of cement (commonly Portland cement) and other cementitious materials such as fly ash and slag cement, aggregate (generally a coarse aggregate made of gravel or crushed rocks such as limestone, or granite, plus a fine aggregate such as sand), water and chemical admixtures.
- 79) Concrete, Ferro - refers only to concrete that is reinforced with iron or steel.
- 80) Concrete, Reinforced - is concrete in which reinforcement bars ("rebars"), reinforcement grids, plates or fibers have been incorporated to strengthen the concrete in tension. In most cases, reinforced concrete uses steel rebars that have been inserted to add strength. Other materials used to reinforce concrete can be organic and inorganic fibers as well as composites in different forms. Concrete is strong in compression, but weak in tension, thus adding reinforcement increases the strength in tension. In addition, the failure strain of concrete in tension is so low that the reinforcement has to hold the cracked sections together. For a strong, ductile and durable construction the reinforcement shall have the following properties: 1) high strength; 2) high tensile strain; 3) good bond to the concrete; 4) thermal compatibility; and 5) durability in the concrete environment.
- 81) Condominium - a building or complex in which units of property, such as dwelling units, are owned by individuals and where the common parts of the property, such as the grounds and the building/ structure itself, are owned jointly by the dwelling unit owners.
- 82) Construction - the manner in which a building/ structure is built or put together.
- 83) Constructor (formerly called the Contractor) - the entity who is lawfully registered and licensed under law (specifically under R.A. No. 4566), and who/ which physically undertakes the execution and delivery of a construction work, particularly of a building, structure or portions thereof.
- 84) Construction Arbitration - a mode of Alternative Dispute Resolution (ADR) as defined under R.A. No. 9285 and E.O. No. 1008 employed to resolve construction-related disputes, including professional and consulting services relating to the planning, design, management, operation, maintenance and administration of a building/ structure.
- 85) Contract Documents - documents that comprise part of a contract e.g. in a construction contract, the owner-contractor agreement, conditions of the contract (general, supplementary, and other conditions), plans

and/or drawings, specifications, all addenda, modifications, and changes thereto, together with any other items stipulated as being specifically included.

- 86) Construction Manager - the person who has been designated by the building/ structure Owner to provide special management services during the construction phase of such a building/ structure.
- 87) Content - the message and image components of a display which may be advertising, commercial, directional or general public information in intent.
- 88) Coping - The material or units used to form a cap of finish on top of a wall, pier or pilaster.
- 89) Corrosion-resistant - The non-ferrous metal, or any metal having an unbroken surface of non-ferrous metal, or steel with not less than ten percent (10%) chromium or with less than twenty percent (20%) copper.
- 90) Corrosion-resistant Material - Materials that are inherently rust-resistant or materials to which an approved rust-resistive coating has been applied either before or after forming or fabrication.
- 91) Cost - the amount of funds required to undertake, complete and deliver a building project to its Owner.

91.1 Building Cost - the direct and indirect costs of constructing the structural and utility systems as well as the architectural works required for the exterior and interior of a building/ structure; this cost, presented in the form of an estimate, shall be the only cost to be submitted to the LGU OBO for evaluation:

91.1.1 Direct Cost - the cost of labor and materials required to complete the construction and delivery of a building/ structure; and

91.1.2 Indirect Cost - the other costs required to complete the construction and delivery of a building/ structure that are not covered by the Direct Cost; this cost may include the cost of permits, the Constructor's profit and like expenses;

91.2 Other Costs - the other costs relating to the development, use or operation of a building/ structure; these costs are not to be submitted to the LGU OBO for evaluation:

91.2.1 Development Cost - the other costs required for the construction, finishing and delivery of a building/ structure that are not covered by the Project Cost; this cost may include the cost of money/ interests, marketing expenses such as publication and brokers (in case of a condominium or subdivision development), miscellaneous costs incurred by the Owner or Developer, and like expenses;

91.2.2 Operating and Maintenance Cost - the cost of operating and maintaining a building/ structure for

active use/ occupancy; this cost is not covered by any of the other costs under this definition; and

91.2.3 Project Cost - the direct and indirect costs of constructing, finishing and delivering a building/ structure, to include its fitout (furniture/ fixtures/ fittings/ equipment), to cover all professional fees required for the pre-feasibility/ feasibility study, environmental and other required pre-design studies, space and site planning, design, management and construction supervision activities, the costs of all pertinent permits/ fines/ penalties/ delays relating to the project implementation and delivery and the acquisition cost of the site on which the building shall be erected; the Project Cost must cover all vertical and horizontal works for a building/ structure and its site/ grounds.

- 92) Course - A continuous horizontal layer of masonry units.
- 93) Court - An occupied space between building lines and lot lines other than a yard that is free, open and unobstructed by appendages from the ground upward.
- 94) cu.m. (cubic meter) - a basic international unit of volume measurement with all four (4) sides and attendant projected height of such an area all measuring one meter (1.0 m) long/ tall.
- 95) Curb and Gutter - the portion of the RROW that connects the sidewalk and the carriageway/ roadway. The curb is the edge of the sidewalk while the gutter is where storm water passes on its way to a drain.
- 96) Curtain Wall - see Wall, Curtain.
- 97) DENR (Department of Environment and Natural Resources) - line agency of the State primarily tasked with the monitoring, implementation and enforcement of valid and subsisting laws on the natural and built environments.
- 98) DILG (Department of Interior and Local Government) - line agency of the State primarily tasked with the monitoring, implementation and enforcement of valid and subsisting laws pertaining to the local governance, particularly in the case of the LGUs of cities and municipalities nationwide.
- 99) DoLE (Department of Labor and Employment) - line agency of the State primarily tasked with the monitoring, implementation and enforcement of valid and subsisting laws pertaining to labor practices nationwide, including those relating to construction and development.
- 100) DoTC (Department of Transportation and Communication) - line infrastructure agency of the State primarily tasked with the monitoring, implementation and enforcement of valid and subsisting laws pertaining to the conceptualization, project development, planning, design, implementation, management, administration, operation, maintenance, monitoring, inspection, regulation and documents review and approval for all fixed horizontal and vertical

infrastructure relating to transportation and communications and to all mobile assets relating to transportation.

- 101) DPWH (Department of Public Works and Highways) - line infrastructure agency of the State primarily tasked with the monitoring, implementation and enforcement of valid and subsisting laws pertaining to the conceptualization, project development, planning, design, implementation, management, administration, operation, maintenance, monitoring, inspection, regulation and documents review and approval for all fixed horizontal and vertical infrastructure. The agency is the one currently tasked with the implementation and enforcement of the existing National Building Code of the Philippines (NBCP).
- 102) DTI ((Department of Trade and Industry) - line agency of the State tasked with the monitoring, implementation and enforcement of laws governing commerce, business and investments and with the regulation of the construction industry.
- 103) DR (derivative regulations) - executive issuances by the national and local Governments which detail the implementing rules and regulations (IRRs) of valid and subsisting laws, thus completing the stream of State and local regulations, and which may take the form of, but not be limited to Executive Orders (EOs), Administrative Orders (AOs), Department Orders (DOs), Memorandum Circulars (MCs), Letters of Instruction (LOIs), Presidential Proclamations (PPs), Guidelines, Standards, Manuals of Procedure, and the like, whereby the pertinent special or general law shall be the primary legal basis for such issuances; DRs must be published and be fully supportive of this Act and its IRR (reference IRR definition) and of other laws that are valid and subsisting.
- 104) Decision - the resolution of a complaint or petition by the LGU OBO and/or LBO (if lodged with said office/ person) and by the ONBO and/or NBO (if lodged with said office/ person).
- 105) Developer - the entity who is lawfully registered and licensed under law, and who/ which physically undertakes the conceptualization, planning/ design, marketing, sale, execution, delivery to buyers, management, operation, maintenance and administration of a project, particularly those involving both horizontal and vertical works such as civil works, subdivisions or buildings/ structures or portions thereof.
- 106) Development - the acts of a Developer relating to assessing, planning, designing, managing, constructing/ finishing and delivering a building/ structure, including its site/ grounds and its fitout (furniture/ fixtures/ fittings/ equipment, as applicable) to the intended user/ occupant/ beneficiary, and the subsequent acts relating to the administration, operation and maintenance of such a building/ structure by its lawful Owner/s.
- 107) Development Controls (DCs) - the body of State and local laws and the pertinent executive issuances that altogether limit the building bulk for any building/ structure on a given project site. These include this Act,

- planning and environmental laws, development and construction laws, and their respective IRRs and DRs.
- 108) Dispersal Area, Safe - An area which will accommodate a number of persons equal to the total capacity of the stand and building/ structure it serves, in such a manner that no person within the area need be closer than fifteen meters (15.0 m) from the stand or building/ structure. Dispersal areas shall be based upon the area of not less than 0.28 square meter (sqm) per person.
 - 109) Display - the material or device mounted on the non-mobile billboard support structure together with its content/ message. A display surface area in excess of one square meter (1.0 sqm), with a least dimension of one meter (1.0 m), shall be considered part of a non-mobile billboard.
 - 110) Documents - are reproduced or reproducible outputs by RLPs prepared, signed and dry-sealed for various purposes related to the planning, design, construction and delivery of a building/ structure, viz:
 - 110.1 Allied Design Documents - outputs by RLIDs, RLLAs, etc., particularly those relating to the grounds/ site of a building/ structure;
 - 110.2 Architectural Documents - outputs by RLAs, particularly those relating to the exterior and interior of a building/ structure and its grounds/ site development;
 - 110.3 Contract Documents - outputs by RLPs, particularly those relating to the procurement and contracting work relating to a building/ structure and its grounds/ site;
 - 110.4 Engineering Documents - outputs by RLPs who are Design Engineers, particularly those relating to the civil/ structural, electrical, electronics, sanitary, plumbing and related engineering works for building/ structure and its grounds/ site; and
 - 110.5 Permit Documents - outputs by RLPs, particularly those relating to the building/ ancillary/ auxiliary/ accessory permit applications relating to a building/ structure and its grounds/ site, as submitted for the review/ approval of the LGU OBO, in full compliance with this Act.
 - 111) Drawing - documentary representation of objects or forms on a surface such as paper, chiefly made through the use of lines.
 - 112) Dwelling - Any building or any portion thereof which is not an apartment, lodging house or a hotel as defined in this Act, which must contain one or two dwelling units or guest rooms, that are used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.
 - 113) Dwelling, Indigenous Family - A dwelling intended for the use and occupancy only by the family of the owner. It is one constructed of

- native materials such as bamboo, *nipa*, logs or lumber, the total cost of which does not exceed one hundred thousand pesos.
- 114) Dwelling, Multiple - A building used as a home or residence of three or more families living independently of each other, where a family may occupy one or more rooms forming a unit.
 - 115) Dwelling, Single Family - A detached building designated for, or occupied exclusively by one nuclear family (legal spouses and children) or by family members related up to the fourth degree of consanguinity or affinity.
 - 116) Dwelling Unit - One or more habitable rooms which are occupied or which are intended or designated to be occupied by related or unrelated persons, with facilities for living, sleeping, dining and food preparation.
 - 117) Easement, Mandated Legal - a public open space mandated under law that must be absolutely free of all forms of physical obstructions that can negatively affect natural light and ventilation within such a space or that can impede access to or the full recreational use of such a space by the general public. Legal easements also refer to the public area that may lie between the legally usable portions of a private/public property and natural or built bodies of water or waterways.
 - 118) Egress - the act of going out of a building/ structure; emergence
 - 119) Elevator - an enclosed platform or an enclosure raised and lowered in a vertical shaft to transport people or freight
 - 120) Emergency Egress - a path or opening dedicated for letting people out of a building/ structure during times of emergency; an exit.
 - 121) Engineer - a State-regulated development and construction professional who is a holder of a Certificate of Registration and of a license in the form of a professional identification (ID) card, both duly issued by the Professional Regulation Commission (PRC), and who can practice agricultural, civil, electrical, electronics, mechanical, plumbing and sanitary engineering on Philippine soil, in full accordance with the pertinent Professional Regulatory Law (PRL) or successor laws, its IRR and derivative regulations/ DRs (refer also to Registered and Licensed Professionals/ RLPs).
 - 122) Environment, Built - refers to the man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter and buildings/ structures to neighborhoods, communities, towns or cities that often include their supporting infrastructure, such as water supply or energy networks.
 - 123) Environment, Natural - The aggregate of the natural external surroundings and conditions, in contrast to the built environment.
 - 124) Environmental Compliance Certificate (ECC) - a document issued by the DENR Environmental Management Bureau (EMB) and which is a prerequisite document to the filing of Permit Documents for a building/ structure with the LGU OBO.
 - 125) Environmental Planner, Registered and Licensed (RLEnP) - is a State-regulated development professional who is a holder of a Certificate of Registration or of a Special/Temporary Permit to Practice the

profession of environmental planning in the Philippines and of a license in the form of a professional identification (ID) card duly issued by the Professional Regulation Commission (PRC) in full accordance with P.D. 1308 or its successor law/s, its IRR and derivative regulations (DRs). Refer also to Registered and Licensed Professionals (RLPs).

126) Equipment - fixed assets other than land or building that are used in an operation or activity.

126.1 Capital Equipment - are equipment that shall form part of a building/ structure at completion of construction and delivery; these are usually the equipment for vertical and diagonal conveyances, major electrical, electronic and mechanical devices and the like.

126.2 General Equipment - all other equipment not classified as Capital Equipment.

127) Escalator - a moving stairway consisting of steps attached to a continuously circulating belt.

128) Esplanade - a long, open, level area, usually next to a river or large body of water, which may be landscaped, and where people may walk and where wheeled manual and motorized conveyances (bicycles, cars, etc.) may pass alongside the walk. Esplanades are often on sea fronts, and allow walking whatever the state of the tide, without having to walk on the beach.

129) Estimate - a calculation that approximates the amount, extent, magnitude, position, or value of the construction work for a building/ structure, its contents and/or its grounds/ site.

130) Exit - A continuous and unobstructed means of egress to a public way, and shall include intervening doors, doorways, corridors, exterior exit balconies, ramps, stairways, smokeproof enclosures, horizontal exits, exit passageways, exit courts, and yards. An exit shall be deemed to be that point which open directly into a safe dispersal area or public way. All measurement are to be made to that point when determining the permissible distance of the travel.

131) Exit Courts - A yard or court providing egress to a public way for one or more required exits.

132) Exit, Horizontal - A means of passage from one building into another building occupied by the same tenant through a separation wall having a minimum fire resistance of one-hour.

133) Exit Passageway - An enclosed means of egress connecting a required exit or exit court with a public way.

134) Expansion - construction work that calls for the horizontal and/or vertical enlargement of an existing building/ structure.

135) Extreme/ Extraordinary Events (EE) - natural or man-caused events that cause widespread destruction to property and/or loss of life; these include earthquakes, tsunamis, volcanic eruptions, very strong

typhoons, heavy flooding, extensive fire (urban/ grass/ forest), war, invasion, pestilence, epidemics and the like.

- 136) FAR (Floor Area Ratio) - same as FLAR (Floor to Lot Area Ratio).
- 137) FCP (Fire Code of the Philippines) - R.A. No. 9514 and its latest IRR and DRs, a referral code of this Act.
- 138) FLAR (Floor to Lot Area Ratio) - a development control (DC) that limits the designated right over the Gross Floor Area (GFA) that can be lawfully generated/ developed for a given total lot area (TLA).
- 139) Façade - the principal face of a building/ structure oriented towards the main access-way/ RROW.
- 140) Facility - a building/ structure provision to serve a particular function and to make movements in and out of a building/ structure faster but also comfortable for the user/ occupant e.g. covered parking and driveways, loading ramps/ platforms, freight/ service elevators, paved walks under a canopy of shade or ornamental trees, graphics and way-finding devices, adequate lighting for all envisioned tasks and for general safety and security, and the like.
- 141) Facing - Any masonry material, forming an integral part of a wall that is used as a finished surface (as differentiated from veneer).
- 142) Fenestration - the design and placement of windows in a building; an opening in the surface of a structure, as in a membrane.
- 143) Fire Code of the Philippines (FCP) - shall refer to R.A. No. 9514 of 2008 and its latest IRR. The term may also refer to P.D. No. 1185 which was repealed by R.A. No. 9514 (2008 FCP).
- 144) Fire Exit - is a special exit for emergencies such as a fire: the combined use of regular and special exits allows for faster evacuation of a building/ structure, while it also provides an alternative if the route to the regular exit is blocked by fire.
- 145) Fire Integrity - the quality that prevents fire on one side of the building/ structure from being transmitted to the opposite side within a designated period.
- 146) Fire Lane - Passageways or access roads that allow fire apparatuses to pass through. For a building/ structure, the term shall refer to the corridor leading to the fire/ emergency exit.
- 147) Fire Marshal - the LGU official tasked with the implementation and enforcement of the Fire Code of the Philippines within the LGU jurisdiction.
- 148) Fire Rating - the duration for which a passive fire protection system can withstand a standard fire resistance test.
- 149) Fire Stop - An incombustible, horizontal or vertical barrier, as of brick across a hollow wall or across an open room, to stop the spread of fire.
- 150) Fire Zone - An area of a building that has been designated by the NBCP as being subject to a relatively high fire risk.
- 151) Firebrick - A refractory brick.
- 152) Fireclay - A finely ground clay used as a plasticizer for masonry mortars but varies widely in physical properties.

- 153) Fireplace - A hearth and fire chamber or similarly prepared space in which a fire may be made and which is built in conjunction with a chimney.
- 154) Firewall - means a reinforced masonry or reinforced concrete separator with the appropriate fire-resistive rating and which shall be positioned between buildings/ structures to maintain the fire integrity of each building/ structure. Firewalls that are erected along and/or above property lines utilize a substantial portion of the maximum development potential of a property and shall therefore have no openings except for the permitted vent wells specified under the 1977 National Building Code of the Philippines (NBCP) and its Implementing Rules and Regulations (IRR). Firewalls are not envisioned as a mounting surface for billboards and other types of display under the NBCP and its IRR as such billboards/ displays also constitute a fire and safety hazard to an adjoining property. It is also defined as a wall which subdivides a building so as to resist the spread of fire, measured vertically from the foundation and extending continuously through all storeys to, or above the roof, and terminating at one (1.0) m above the roof.
- 155) Firewall, Setback for Tall - a special setback for tall firewalls to allow for maintenance and the proper drainage of the tall firewall's vertical surface.
- 156) Firewall, Tall - a firewall that is more than four meters (4.0 m) above the natural grade line (NGL), thereby requiring additional horizontal reinforcements.
- 157) Firewall Trench - a drainage canal for tall firewalls, positioned between the property line and the firewall, and usually four to six hundred (400 - 600) mm in width at its minimum.
- 158) First Floor - The floor which is immediately above the ground floor (reference definition), whereby the remaining upper floors shall be numbered in regular succession (counting upward).
- 159) Fitout - the series of coordinated activities that range from the procurement, delivery, on-site installation, testing and operationalization of furniture, fixtures, fittings, equipment and related provisions in a building/ structure before or after its delivery.
- 160) Fitting - generally refers to furnishings or fixtures; specifically refers to connectors or devices forming part of the utility systems in a building/ structure.
- 161) Fixture - generally refers to furnishings or fixtures; specifically refers to connectors or devices forming part of the utility systems in a building/ structure.
- 162) Flood - the overflow of an expanse of water that submerges land; a temporary covering by water of land not normally covered by water; flooding may be due to excessive rain, storms and other extreme events such as tsunamis, massive surface water flows, non-percolation of land, inflow of the tide and/or river or lake overflows or dam/ dike/ polder/ levee breaks (whereby the result is that previously contained water escapes its usual boundaries/ containment structures).

- 163) Floodwater Mark, High - the highest recorded level of floodwater over a minimum thirty to fifty (30 - 50) year flood cycle, which must be used as the basis for establishing the first floor elevation of structures.
- 164) Floor Area - The area included within the enveloping exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building or portion thereof not provided with enveloping exterior walls shall be the usable area under the horizontal projection of the roof or floor above.
- 165) Floor Plate - the total gross floor area (TGFA) occupied by floors above the ground or first floor.
- 166) Footing - That portion of the foundation of a building/ structure which spreads and transmits loads directly to the soil or the pile.
- 167) *Force Majeure* (and Acts of God) - an extraordinary event or circumstance beyond the control of the entities involved in construction work, such as a war, strike, riot, crime, or an event described by the legal term *Act of God* (such as typhoons, flooding, earthquake, volcanic eruption, etc.), that prevents entities from fulfilling their obligations under a construction contract.
- 168) Foundation - All the portions of the building or structure below the footing; or the earth upon which the building/ structure rests.
- 169) Furniture - the movable articles in a room or an establishment that make it fit for living or working.
- 170) GFA (Gross Floor Area) - 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. The GFA specifically excludes the following:
 - 170.1 Covered areas used for parking and driveways, services and utilities;
 - 170.2 Vertical penetrations in parking floors where no residential or office units are present; and
 - 170.3 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 ten (10.0) sqm, fire escape structures and the like.
- 171) Garage - A building or portion thereof in which a motor vehicle containing gasoline, distillate or other volatile, flammable liquid in its tank, is stored, repaired or kept.
- 172) Garage, Commercial - A garage where automobiles and other motor vehicle are housed, cared for, equipped, repaired or kept for remuneration, hire or sale.

- 173) Garage, Private - A building or portion of a building in which only motor vehicles used by the tenants of the building or a complex of buildings are stored or kept. These are usually facilities forming part of office and condominium buildings.
- 174) Girder - A horizontal structural piece which supports the end of the floor beams or joists or walls over openings.
- 175) Glazing - glass set or made to be set in frames;
- 176) Grade (Adjacent Ground Elevation) - 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 (m) 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 m distant from sidewall. In case walls are parallel to and within 1.50 m of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.
- 177) Green Architecture - Architecture in which the plan/ design exceeds the NBCP planning/ design standards and which is focused on making a building energy-efficient, so as to reduce its energy consumption, water consumption reduction, solid and liquid waste generation, operating and maintenance costs and environmental impact.
- 178) Green Building - a building that is sustainably planned, designed, used/ occupied, managed and maintained. The passive design features of a Green Building require it to use less energy resources while maintaining a comfortable lifestyle for its occupants. Its active design features imply the use of equipment that run on renewable resources such as wind turbines, solar panels, and the like, that help conserve natural and non-renewable resources. The key principles of Green Buildings revolve around its site and surroundings, energy/ water/ material efficiency, indoor air quality, waste reduction and low operating/ maintenance costs.
- 179) Ground Floor - the floor which is immediately above the level of the sidewalk or adjoining ground or with the nearest finished grade, whereby the other floors above, beginning with first floor (reference definition), shall be designated by successive floor numbers (counting upward). If the natural or finished grade is well below the level of the adjoining sidewalk, there may be more than one ground floor for the building i.e. upper ground floor, lower ground floor, etc.
- 180) Grounds - the immediate surroundings of a building/ structure defined by the building lines and the property lines.
- 181) Guest Room - any room or rooms for use, or intended for use by a guest for sleeping purposes. Every nine point three (9.3) square meters (sqm) of gross floor area (GFA) in a dormitory building shall be considered a guest room.
- 182) Habitable Room - any room meeting the requirements of this Act for sleeping, living, dining and/or food preparation purposes, excluding such enclosed spaces as closets, pantries, toilet and bath, service rooms,

- connecting corridors, laundries, unfinished attics, storage, space cellars, utility rooms and similar spaces.
- 183) Habitation, Human - the normal activities relating to daily living by mankind, which encompass acts relating to sleeping, food preparation, eating/ dining, laundry, cleaning, general work, study, travel, health care, wellness, personal care and hygiene, social interaction, entertainment, rest, recreation, convalescence, worship, dispute settlement, production, business and commerce, banking, construction, development, services, correctional facilities, safety and security, farming, waste management, governance and the like.
 - 184) Hallway - a corridor or common passageway used by all occupants within a building.
 - 185) Hallway, Stair - a hallway which includes the stairs, stair landings, and those portions of the common halls through which it is necessary to pass in going between the entrance floor and a room.
 - 186) Hardware - metal goods and utensils such as locks, handles, tools, and cutlery.
 - 187) Height, Clear
 - 187.1 Clear Ceiling Height (CCH) - the unobstructed height of a floor or a room reckoned as the vertical distance measured at right angle from the finished floor line (FFL) up to the finished ceiling line (FCL).
 - 187.2 Clear Height of Balconies - measured from the highest point of the sidewalk grade to the underside of the balcony floor joists. If these joists are sealed, this clear height is measured to the underside of the sealing material.
 - 188) Height, Floor to Floor (FFH) - the clear distance measured at right angle from the finished floor line (FFL) at a certain floor up to the FFL above or below such FFL.
 - 189) Height, Floor to Floor (FFH) - the clear distance measured at right angle from the finished floor line (FFL) at a certain floor up to the FFL above or below such FFL.
 - 190) Helipad - the launch and landing area of a heliport, usually mounted on top of a tall building/ structure or on open ground.
 - 191) Heliport - an area of land or water or a structural surface which is used, or intended for use, for the landing and take off of helicopters and any appurtenant areas which are used, or intended for use, for heliport buildings and related/ support facilities.
 - 192) Helistop - A development similar to a heliport except that no refueling, maintenance repairs, or storage of helicopters is permitted.
 - 193) Horizontal Works - are construction works dealing mainly with horizontal infrastructure such as the development/ redevelopment/ demolition/ removal, repair/ retrofit, maintenance, etc. of road rights-of-way (RROWs)/ streets, bridges, embankment/ shore/ coastal protection systems, drainage and flood control systems, sewerage and wastewater systems, water supply systems, water treatment systems, solid waste management systems, underground utility systems, traffic

- safety and management systems, landscaping, land development including subdivision access systems, general civil works, informal settlements, and the like, but specifically excluding vertical works.
- 194) Hotel - A building or a part thereof with rooms occupied or intended to be occupied for hire as temporary abode of persons, with no provision for cooking in any of the individual suites or rooms. Common facilities/ services shall include recreation/ entertainment areas, public dining and a general kitchen.
 - 195) Hotel, Apartment - An apartment building which may furnish dining room service and other services for the exclusive use of its tenants.
 - 196) House - a building that provides spaces for rest and general to controlled habitation activities.
 - 196.1 Boarding House - A house with five or more sleeping rooms where the boarders are provided with lodging, and meals for a fixed sum paid periodically in accordance with an arrangement.
 - 196.2 Lodging House - Any building or portion thereof, containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise.
 - 196.3 Pension House - A family-run establishment, often guest houses, which offer accommodation services to their guests, and which allows the guests to freely interact with the local populace.
 - 196.4 Shop House - (see *Accessoria*).
 - 197) ICAO (International Civil Aviation Organization) - the United Nations (UN) entity that periodically issues the Standards and Recommended Practices (SARP) for the selection, planning and design of airports and heliports.
 - 198) Illegal Building/ Structure - any horizontal or vertical structure that is developed or constructed, occupied, used, operated and maintained without the requisite permits from the LGU OBO to build, occupy, operate and maintain such a building/ structure.
 - 199) IRR - The implementing rules and regulations of this Act, which may or may not include its guidelines, standards, manual/s of procedure (MoP) and derivative regulations (DRs).
 - 200) Incombustible - As applied to building construction materials, a material which, in the form it is used, is either one of the following:
 - 200.1 Material having an structural base of incombustible material as defined in Item (2), above, with a surfacing material not over three point two (3.2) mm thick which has a flame-spread rating of fifty (50) or less.
 - 200.2 The term "incombustible" does not apply to surface finish materials. Material required to be incombustible for reduced clearance to flues, heating appliances or other materials shall refer to material conforming to the provisions of this Act. No material shall be classed as incombustible if it is subject to

increase in combustibility or flame-spread rating beyond the limits herein established, through the effects of age, moisture, or other atmospheric conditions.

- 201) Incombustible Material - When referred to as structural material, means brick, stone, terracotta, concrete, iron, steel, sheet, metal or tiles, used either singly or in combination with like materials.
- 202) Incombustible Roofing - A covering of not less than two thicknesses of roofing felt and a good coat of tar and gravel or tin, corrugated iron or other approved fire-resisting material with a standing seam or lap joint.
- 203) Incombustible Stud Partition - A partition plastered on both sides upon metal lath or wire cloth for the full height of the partition, and fire-topped between the studs with incombustible material twenty centimeters (20.0 cm) above the floor and at the ceiling.
- 204) Informal Settlement - a building/ structure or a group of dwellings on a public or private property that have been illegally constructed, occupied, operated and maintained without permits from the LGU OBO and without any form of permission from the Owner of the property.
- 205) Informal Settler - an individual natural person who resides in an illegally constructed, occupied, operated and maintained building or dwelling that is sited within an informal settlement.
- 206) Ingress - a means or place of entering.
- 207) Intellectual Property Rights (IPR) -
 - 207.1 Ownership of the Building/ Structure Plans and Designs - shall refer to proprietary rights to an architectural, engineering and allied design output such as plans, designs and other documents by a person/ juridical entity who commissions the State-registered and licensed professional (RLP) and whose ownership of such outputs by such RLPs shall only be confined to the use of the architectural, engineering and allied design documents for executing/ implementing the work described therein for one (1) or the original project; ownership shall not apply to the use of a part of or of the entire architectural, engineering and allied design documents to repetitions or to subsequent projects.
 - 207.2 Copyright Over the Building/ Structure Plans and Designs (or Copyright Ownership) - shall refer to the intellectual proprietary rights retained by a State-registered and licensed Architect (RLA), engineer or allied design professional over the respective architectural, engineering and allied design documents/ work that such State- registered and licensed professionals (RLPs) prepare, unless there is written stipulation to the contrary. Copyright in a work of architecture by RLAs shall include the right to control the erection of any building/ structure which reproduces the whole or a substantial part of the architectural work either in its original form or in any form recognizably derived from the original. However, the copyright

in any such work shall not include the right to control the reconstruction or rehabilitation in the same style as the original of a building to which the copyright relates.

- 208) Interiors, Architectural - the detailed planning and design of the indoor/ enclosed areas of any building/ structure, including retrofit or renovation work for such a building, and which shall cover all architectural and utility aspects, including the architectural lay-outing of all building engineering systems found therein.
- 209) Intersections - are common surface areas or spaces shared by two (2) or more RROWs, similar ROWs or legal easements or a mix of such public spaces, which form part of the public domain and are therefore disallowed sites for non-mobile billboards.
- 210) Jurisprudence - Philippine Supreme Court decisions that form part of the law of the land.
- 211) Kg (kilogram) - a basic international unit of weight.
- 212) LBO (Local Building Official) - reference Building Official, Local.
- 213) Land Use - the exploitation of land for agricultural, industrial, residential, recreational or other purposes.
- 214) LGU - Local Government Unit as defined under R. A. No. 7160, otherwise known as the 1990 Local Government Code of the Philippines or its successor law/s.
- 215) LGU OBO (Office of the Building Official) - an office forming part of the local government unit (LGU) but which is under the direct supervision and administrative control of the National Building Official (NBO), and whose primary role shall be the full implementation and enforcement of this Revised National Building Code of the Philippines (RNBCP) and its various referral codes (RC) at the LGU level, as well as the various laws that concern the natural and built environments, site and property developments, building and grounds construction and the various professional regulatory laws (PRLs).
- 216) Landscape Architect - a State-regulated development professional who is a holder of a Certificate of Registration and of a license in the form of a professional identification (ID) card, both duly issued by the Professional Regulation Commission (PRC), and who can practice architecture on Philippine soil in full accordance with the pertinent PRL or successor law/s, its IRR and derivative regulations.
- 217) Landside - the portion of the airport (or airfield) that extends from the terminal building to the main RROW/ street level access system.
- 218) Law - a rule of conduct or action prescribed or formally recognized as binding and to be implemented and enforced by the State or through a controlling authority under such law.
- 218.1 Building Laws - refer to this Act as the primary law and to other similar or special laws enacted by the State or by LGUs as secondary or derivative laws, all of which must deal solely with the development, construction, management and use/

- occupancy of buildings and structures as well as of their immediate sites, grounds, settings and environs.
- 218.2 Environmental Laws - refer to a body of laws pertaining to the management of the entire universe of natural and built environments within Philippine territory.
 - 218.3 Physical Planning Laws - refer to a body of laws pertaining to the development, management and use of portions of the natural and built environments for public benefit or private enjoyment/ profit.
 - 218.4 Professional Regulatory Laws (PRLs) - refer to a body of laws pertaining to the practice of State-regulated professions that deal with the development, management and use of portions of the natural and built environments.
 - 218.5 B.P. (*Batas Pambansa*) - a law approved from 1979 through 1986.
 - 218.6 P.D. (Presidential Decree) - a law promulgated from 1972 through 1979.
 - 218.7 R.A. (Republic Act) - a law approved from 1986 up to the present time and from 1946 through 1972.
- 219) Level - the portion of a building or structure which does not qualify as a regular floor, mainly due to a lower ceiling height or the lack of full enclosures.
 - 220) Level - the portion of a building or structure which does not qualify as a regular floor, mainly due to a lower ceiling height or the lack of full enclosures.
 - 220.1 Attic - Any portion of a building situated wholly or partly within a roof cavity, so designed, arranged or built for use in business, as storage or for habitation
 - 220.2 Basement - If the finished floor level directly above a basement, cellar or unused underfloor space is less than three meters (3.0 m) above it, such a basement, cellar or unused underfloor space shall be considered as a level (as differentiated from a storey)
 - 220.3 Deck/ Deck Roof - a suspended slab or metal or composite roof which may be partly enclosed or fully open to the elements and which may host a variety of activities.
 - 220.4 Mezzanine - If the finished floor level directly above a mezzanine is less than two meters (2.0 m) above it, space shall be considered as a level (as differentiated from a storey).
 - 221) Lighting System - the luminaries/ complete lighting units, power source and connections, controls and all support structures/ devices that ensure the continuous illumination of a display.
 - 222) Line, Building - The line formed by the intersection of the outer surface of the enclosing wall of the building/ structure and the surface of the ground.
 - 223) Line, Finished Floor (FFL) - a line determined by the top of the finished floor.

- 224) Line, Finished Ceiling (FCL) - a line measured from the top of the finished floor (the finished floor line or FFL) to the bottom of the finished ceiling.
- 225) Line, Property - the imaginary or defined line or a set of such interconnected lines that denote the limits of a property.
- 226) Line, Roof - the imaginary or defined line or a set of such interconnected lines that denote the limits of the roof over a building/ structure, and which classifies as an outermost face of the building (OFB).
- 227) Lintel - The beam or girder placed over an opening in a wall, which supports the wall construction above such opening.
- 228) Liquefaction - refers to the geologic process by which saturated, unconsolidated sediments are transformed into a substance that acts like a liquid; earthquakes can cause soil liquefaction where loosely packed, water-logged sediments come loose from the intense shaking by the earthquake.
- 229) lm - lineal meter.
- 230) Load, Dead - The weight of the permanent portions of a building or structure; it includes the weight of the walls permanent partitions, framing floors, roofs and all other permanent and stationary fixtures, mechanisms and other construction entering into and becoming a part of a building or structure.
- 231) Load, Lateral - That load caused by wind/s, earthquakes or other dynamic forces.
- 232) Load, Live - The weight of the contents of a building or structure; it includes all loads except dead and lateral, and weight of temporary partitions, cases, counters and similar equipment, and all loads imposed due to the occupancy of the building or structure.
- 233) Load, Occupant - The total number of persons that may lawfully occupy a building/ structure or portion thereof at any one time. This particularly applies to commercial and business structures which have large daytime populations.
- 234) Lot - A parcel of land on which a principal/ main building/ structure and its accessories are placed or may be placed, together with the required open spaces. A lot may or may not be the land designated as lot or recorded plot.
- 235) Lot, Corner - A lot situated at the junction of two or more RROWs/ streets forming an angle of not more than one hundred thirty-five degrees (135°).
- 236) Lot, Depth of - The average horizontal distance between the front and the rear property/ lot lines.
- 237) Lot, Front - The front boundary line of a lot bordering on the RROW/ street. In the case of a corner lot, it may be either of the 2 lot frontages.
- 238) Lot, Inside - A lot fronting one RROW/ street or alley, with the remaining sides bounded by property/ lot lines.
- 239) Lot Line - The line of demarcation between the public domain and private property.

- 240) Lot, Open - A lot bounded on all sides by lines defining the outer edge of roadlots.
- 241) Lot, Road - a lot that separates properties on which buildings/ structures could be erected. The grade level of the roadlot must be the setting for road rights-of-way (RROWs)/ streets and all of their elements, including street furniture and landscaping elements. The below grade level of roadlots must be the primary setting for various permitted utility lines and elements. The above grade level of roadlots, which should preferably be left open and free of obstructions, may also become the setting for various permitted utility lines and elements.
- 242) Lot, Width of - The average horizontal distance between the side lot lines.
- 243) m (meter) - a basic unit of international measurement at 37.37 inches, usually used to show dimensions of the plans/ designs/ documents of buildings/ structures.
- 244) mm (millimeter) - a basic a basic unit of international measurement at 1/1,000 of a meter (m), usually used to show dimensions in the detailed design and architectural finishing components of buildings/ structures.
- 245) MLE (Mandated Legal Easement) - see Easement, Mandated Legal.
- 246) MMDA - Metropolitan Manila Development Authority.
- 247) MoS (Manual of Standards) for Aerodromes - a CAAP document on standards for the planning, design, construction, administration, operation and maintenance of aerodromes.
- 248) Masonry - A form of construction composed of stone, brick, concrete, gypsum, hollow clay tile, concrete block or tile, or other similar building units of material or a combination of such materials stacked and set in mortar.
- 249) Masonry, Solid - Masonry consisting of solid masonry units that do not contain hollow spaces.
- 250) Masonry Unit - Brick, block, tile, stone or other similar building units or combinations thereof, bound by a cementation agent.
- 251) Median (Island) - the portion of a RROW/ street that separates bi-directional carriageways (roadways).
- 252) Mezzanine - A partial intermediate floor in any storey of a building or a room in a building having a total gross floor area (TGFA) of not more than one-half of the area of the room or space on which it is constructed. See Level, Mezzanine.
- 253) NBCP - the 1977 National Building Code of the Philippines, otherwise known as Presidential Decree or P.D. No. 1096 or its successor laws, its latest IRR, its RCs and its DRs.
- 254) NBO (National Building Official) - reference Building Official, National.
- 255) NBZ (No-Build Zone) - refers to the portion of the air rights above the public domain, usually RROWs or MLEs, as well as the adjacent portions of private or public property, for which no form of construction must be allowed, to accord the users of the public domain

- and the occupants of private/ public properties the full benefit of natural light and ventilation.
- 256) Non-Conforming Building - A building which does not conform to the regulations of the district where it is situated with respect to building height limit (BHL), yard requirement, lot area and percentage of site occupancy (PSO).
- 257) Non-Conforming Use - The use of a building or land or any portion of such building or land which does not conform to the use and regulation of the zone where it is situated.
- 258) OFB (Outermost Faces of Building) - a plane that shall be primarily determined by the vertical projections of the outermost faces of the AMBF up to a height prescribed by the applicable BHL. The OFB helps determine the angular planes needed to establish the lawful outer limits for walls and projections of the proposed building/ structure facing the RROW and for their corresponding roof configurations.
- 259) ONBO (Office of the National Building Official) - the agency headed by the NBO.
- 260) Occupancy - The purpose for which a building/ structure is used or intended to be used. The term shall also include the building/ structure or other enclosure housing such use. Change of occupancy is not intended to refer to the change of tenants or proprietors.
- 260.1 Principal Occupancy - the primary building/ structure use that shall be permitted;
- 260.2 Accessory Occupancy - the secondary building/ structure use that shall be permitted; and
- 260.3 Conditional Occupancy - the tertiary building/ structure use that may or may not be permitted, depending on the satisfaction of certain conditions.
- 261) Occupant - Any natural or juridical person, lawfully using/ occupying the building/s and/or property/ies under consideration, and entitled to its full and lawful use and enjoyment.
- 262) Office of the Building Official (OBO) - see LGU OBO.
- 263) Orientation, Building - The siting of a building/ structure on its site with respect to sun, wind, rain/ storm, view, noise, odors, pollution, traffic, drainage, natural or artificial light and ventilation, speedy access/ ingress, emergency egress, social factors, privacy, security, general safety, constructability, topography, hazards, project phasing, business/ commercial factors such as competition and like considerations taken as a whole. For instance, the northeast-southwest (NE-SW) orientation of the long axis (thin side) of buildings/ structures has the advantage of maximizing the cooling effect of prevailing winds coming from the NE monsoon (*amihan*) winds and minimizing the damage from SW monsoon (*habagat*) winds. Such elemental exposures also maximize the heat of the morning sun while minimizing the heat of the afternoon sun.

- 264) Owner, Building/ Property - Any natural or juridical person, lawfully owning the building/s and/or property/ies under consideration or the receiver or trustee thereof, and entitled to its full and lawful use and enjoyment.
- 265) Outfall - an artificial waterway, usually a large diameter pipe, draining a building or its site directly onto a large waterway or drainage-way.
- 266) Preliminary Architectural Documents (PAD) - are ADs submitted to the LGU OBO for prior review and approval by the BRC. Once the AAP is secured for the approved PAD, the RLA can proceed with the preparation of the Contract Documents and detailed building plans and designs required for building permit application.
- 267) PCAB (Philippine Construction Accreditation Board) - quasi-judicial agency under the Construction Industry Authority of the Philippines (CIAP) of the Department of Trade and Industry (DTI) primarily tasked with the regulation and licensing of Constructors and with the implementation and enforcement of R.A. No. 4566 (Contractor's Law) or its successor law/s.
- 268) PRC (Professional Regulation Commission) - the entity that administers the State-regulated professions in the Philippines, including those that deal with the natural and built environments, in full accordance with R.A. No. 8981 (The PRC Modernization Act of 2000), its IRR and derivative regulations, and their successor laws and regulations.
- 269) PRB (Professional Regulatory Board) - the entity primarily tasked under law to provide oversight in the implementation and enforcement of the pertinent professional regulatory law (PRL); for instance, the PRB of Architecture (PRBoA) is the entity overseeing the implementation and enforcement of the PRL R.A. No. 9266 (The Architecture Act of 2004), its IRR and DRs relative to mandated compliances under this Act.
- 270) PRL (Professional Regulatory Law) - reference definition under Laws.
- 271) PSO (Percentage of Site Occupancy) - refers to the portion of the total lot area (TLA) that is exclusively occupied by the footprint of a building/ structure; the maximum PSO 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 National Building Official (NBO).
- 272) Panic Hardware/ Device - A bar which extends across at least one-half the width of each door leaf, which must open such door if subjected to downward pressure.
- 273) Parking - the act of stationing a wheeled man/ animal-powered or motorized transportation conveyance on any portion of the RROW/ street or within a private/ public parking facility, over a period of time, usually more than thirty (30) seconds, whether or not the driver stays in/ on or out of or away from the vehicle.

- 273.1 Parking, Extended - is an act by any person, considered as the deliberate private use or enjoyment of the public domain, which must be subject to an hourly fine plus towing of the offending vehicle, in addition to lawful detention of the driver/s or passengers as warranted or as the appropriate authorities may decide. In no case shall the fine be less than PhP5.0 per hour and the detention less than 12.0 hours from time of arrest for extended parking; and
- 273.2 Parking, Illegal - is a person's act of parking in an area/ surface for which parking is prohibited or of extending parking well beyond the designated time.
- 274) Parking, Open - an uncovered area used for parking vehicles, where such vehicles and their users are exposed to the elements.
- 275) Parking, Off-Street - a parking facility away from the RROW/ street, usually in a private/ public lot or building/ structure.
- 276) Parking, On-Street - a duly permitted parking facility on a lawfully designated portion of the RROW/ street used for periodic parking, and which must not be used for overnight parking.
- 277) Parking Building/ Structure - A building/ structure of one or more levels in height which is used exclusively for the sheltered or covered parking or storage of passenger motor vehicles having a capacity of not more than twenty (20) seated passengers per vehicle. Parking buildings/ structures may be classified as either ramp access or mechanical access. Ramp access parking buildings/ structures are those employing a series of levels connected by ramps that permit the movement of vehicles under their own power from and to the street level. Mechanical access parking buildings/ structures are those employing parking machines, lifts, elevators or other mechanical services for vehicles moving from and to street level. Long-term public occupancies of any type above street level shall be prohibited.
- 278) Partition - An interior subdividing wall.
- 279) Paver - a floor finishing material loosely set on a confined bed of sand or fine gravel.
- 280) Permit - an official document stating the permission granted by the LGU OBO to an applicant and the conditions for such a permission, relating to the construction and delivery of a building/ structure.
- 280.1 Accessory Permits - the individual permits for construction protection and safety, demolition/ abatement, excavation, fencing, foundation and retaining wall and sidewalk construction relating to a building/ structure and its site/ grounds;
- 280.2 Ancillary Permits - the individual permits for the architectural, civil/ structural, electrical, electronics, mechanical, plumbing, sanitary and related works for a building/ structure; and

- 280.3 Auxiliary Permits - the individual permits for architectural conservation permit, billboard (non-mobile), elevator operation, generator and transformer operation, sewage treatment plant (STP) operation and telephone exchange operation for a building/ structure.
- 280.4 Building Permit - the permit for the construction of a building/ structure, preceded by the requisite Ancillary Permits.
- 281) Person - an individual recognized by law as the subject of rights, duties, responsibilities and liabilities.
 - 281.1 Juridical Person - a person created by law such as a firm (sole proprietorship registered with the DTI or partnership, limited partnership (as applicable), corporation, association, consortium or foundation registered with the SEC; and
 - 281.2 Natural Person - a person who is naturally-born and developed, and who is a citizen of the State, whether by blood or place of birth.
- 282) Petition - a statement by any person alleging violations of this Act or its predecessors laws, the pertinent IRRs and DRs, duly filed with the LGU OBO or the ONBO, and requesting said offices to take lawful action against the violations/ violators identified.
- 283) Petition - a statement by any person alleging violations of this Act or its predecessors laws, the pertinent IRRs and DRs, duly filed with the LGU OBO or the ONBO, and requesting said offices to take lawful action against the violations/ violators identified.
- 284) Philippine Territory - all the land (surface and sub-surface), water (surface and sub-surface) and air assets, whether part of the public domain or privately owned, that currently serve or could serve as the setting for buildings/ structures.
- 285) Physical Planning - the detailed planning of land or property on which vertical structures such as buildings, monuments and/or structures and horizontal developments such as rights-of-way (ROWs), open spaces and recreational/ sports/ establishments/ tourism and related facilities are to be proposed/ maintained. This is a professional service rendered by RLAs.
- 286) Pier - An insulated (i.e. sun-exposed) mass of masonry forming support for arches, columns, girders, lintels, trusses and similar structural parts.
- 287) Pilaster - A portion of the wall which projects on one or both sides and acts as a vertical beam, a column, or both.
- 288) Plan - a drawing or diagram made to scale showing the structure or arrangement of a building/ structure, which may or may not be in relation to its grounds/ site.
 - 288.1 Architectural Plan - a two (2)- dimensional representation reflecting a proposed development/ redevelopment of an

enclosed/ semi-enclosed or open area showing features or elements such as columns, walls, partitions, ceiling, stairs, doors, windows, floors, roof, room designations, door and window call-outs, the architectural layout of equipment, furnishings, furniture and the like, specifications callouts, elevation references, drawing references and the like; the architectural plan is the representation of a lateral section for a proposed building/ structure (running parallel to the ground) and at a height of from one to one point five (1.0 - 1.5) meters above the finished floor; the term may also collectively refer to other architectural designs such as cross/ longitudinal sections, elevations, roof plan, reflected ceiling plan; detailed sections and elevations showing architectural interiors, detailed architectural designs, door and window schedules, other architectural finishing schedules and the like.

- 288.2 As-Built Plan - the architectural, engineering and allied design plans and designs that result from the conduct of a building audit; also refers to the architectural, engineering and allied design plans and designs of a building/ structure as completed and delivered; and
- 288.3 Structural Plan - the structural engineering plans and designs of a building/ structure.
- 289) Plaster, Portland Cement - A mixture of portland cement, or portland cement and lime and aggregate and/or other approved material as specified in this Act or its IRR.
- 290) Plastic Derivatives - are materials that are primarily derived from plastics but which may be combined with other materials to create composite materials that have properties superior to plastics.
- 291) Plastics, Approved - Plastic materials which have a flame spread rating of two hundred twenty five (225) or less.
- 292) Platform, Enclosed - A partially enclosed portion of an assembly room, the ceiling of which is not more than one point five meters (1.5 m) above the proscenium opening and which is designed or used for the presentation of plays, demonstrations or other entertainment wherein scenery, drops, decorations of the effects may be installed or used.
- 293) Podium - a pedestal on a large scale, usually supporting or adjacent to a tower component of a building. It may be any of various elements that form the base of a structure, such as the platform for a building, and in the case of architectural interiors and interior design, a low wall supporting columns, or the structurally or decoratively emphasized lowest portion of a wall.
- 294) Population, Daytime Building - the actual number of permanent occupants, users and visitors of a building/ structure over the period 6:01 a.m. through 6:00 p.m.
- 295) Population, Design - the originally projected number of permanent occupants, users and visitors for a building/ structure as reflected in

the Permit Documents submitted for the review/ approval of the LGU OBO.

- 296) Population, Nighttime Building - the actual number of permanent occupants, users and visitors of a building/ structure over the period 6:01 p.m. through 6:00 a.m.
- 297) Practice, Private - the practice of a State-regulated profession relating to buildings/ structures by a duly-qualified RLP engaged in private practice, and who is not employed by the Government in a capacity as an individual RLP, or as an employee of the LGU OBO (LBO or Assistant LBO or Section Chief).
- 298) Pre-Cast - a structural or architectural works element that is fabricated away from the construction site on which the same shall be later installed and finished.
- 299) Program Documentation - the act of documenting a program under this Act, consisting of the filing with the LGU OBO of a reference to a publication or publications accessible to the Design Engineer, 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.
- 300) Professional Regulatory Boards (PRBs) - are the regulatory entities under the Professional Regulation Commission (PRC) e.g. the PRBs of Architecture, Civil Engineering, Environmental Planning, etc. which oversee the practice of State-regulated professionals who are directly responsible for the planning and design of buildings/ structures.
- 301) Professional, Building/ Construction/ Development - a natural person who is an Architect, Engineer, Designer or Constructor duly certified and licensed by the State through the PRC to practice a profession relating to the planning, design, development/ construction, management and administration of a building/ structure and its grounds/ site (reference definitions under PRC, RLP, Architect and Engineer).
- 302) Promenade - a long, open, level area, specifically intended for walking, which may be landscaped, and usually next to a waterway, river or large body of water, where people may safely walk for recreational purposes.
- 303) Professional Responsibility - a liability assumed by all RLPs before the State, relating to the acts of preparing, signing and dry-sealing documents. Administrative complaints are filed against RLPs before the pertinent PRB of the PRC to address such liabilities.
- 304) Project Manager - Any natural or juridical person, lawfully acting on behalf of the interests of the owner of the building/s and/or property/ies under consideration, and tasked to develop/ construct and administer/ manage such buildings/ properties on the Owner's behalf.
- 305) Property Lines - are lines established by State-registered and licensed Geodetic Engineers (RLGEs) to designate the boundaries of a property in relation to other private/ public properties or the public domain.

These comprise the outermost limits for lawful development or construction on a bounded property.

- 306) Public Domain - land owned and controlled by the State or the LGU, common examples of which are the road rights-of-way (RROWs) and rights-of-way (ROW) and all components found therein, legal easements along waterways, to include public lands on which public buildings/ structures such as civic centers, hospitals, schools, health centers, fire and police stations, markets, terminals and the like are erected and operated/ maintained.
- 307) Public Nuisance - a class of common law offence in which the injury, loss or damage is suffered by the local community as a whole rather than by individual victims.
- 308) Public Way - A parcel of land unobstructed from the ground to the sky, that is more than three meters (3.0 m) in width, and that is designated for the free passage of the general public (pedestrian and vehicle). Extended parking beyond two (2) hours shall not be allowed in such public spaces as the same constitutes private use and enjoyment of the public domain.
- 309) RESA (Runway End Safety Area) - the surface surrounding the runway, prepared or suitable for reducing the risk of damage to aircraft in the event of an undershoot, overshoot or excursion from the runway.
- 310) RC (Referral Codes) of the NBCP and/or of this Act.
- 311) RLA (Registered and Licensed Architect) - see Architect, Registered and Licensed (RLA).
- 312) ROW (right-of-way) - a public space that forms part of the public domain, including the airspace above such a ROW.
 - 312.1 Drainage ROW - a dedicated land area reserved for the purpose of introducing and maintaining and drainage line leading to an outfall;
 - 312.2 Private/ Public ROW - a dedicated land area which may or may not be secured, and primarily reserved for the passage of persons, animals, vehicles, utilities, drainage and the like.
 - 312.3 Railroad ROW (RRROW) - consists of the railway/ tramway/ tracks on which trains pass, the buffer areas on either side of the railway for operational safety and fixed facilities for passenger exchanges, inclusive of the airspace above such a RRROW;
 - 312.4 Utility ROW (UROW) - the area on which public utility lines e.g. power, telecommunications, water supply, drainage, sewer, gas, etc. are allowed to pass, including buffer/ safety zones, service/ maintenance areas and the airspace above such a UROW;
 - 312.5 Water ROW (WROW) - found in inland waterways such as rivers, streams, lakes, canals and the like and consisting of the waterway/ vessel-way on which boats/ ships/ barges pass, the embankments and portions of the shore areas used to access the

waterway/ vessel-way, including the airspace above such a WROW;

313) RROW (road right-of-way) - means a public open space for the continuous flow of pedestrian and vehicular traffic, including the air space above such RROW, that must be free of all forms of prohibited physical obstructions. The national RROW or street is the surface area lying between two (2) or more parallel properties and its width is horizontally measured from opposite property lines.

313.1 Public RROW - Any access-way sited on a roadlot, which is designated as a public space and which has been dedicated or deeded to the public for continued use by both pedestrians and vehicles. A public RROW is part of the public domain and is usually paved and complete with the requisite facilities and elements, all financed by public funds. As such, the public RROW cannot be used for private use and enjoyment of any form, nor can it be used for any private commercial or business purposes. If temporary private use on the public RROW such as hourly parking is permitted, the appropriate parking fees shall apply and all collected fees shall accrue to the appropriate Government agency tasked with its maintenance;

313.2 Private RROW - Any access-way sited on a roadlot, which is designated as a public space and which has been dedicated or deeded for continued use by both pedestrians and vehicles. A private RROW, while considered part of the public domain, is usually paved and complete with the requisite facilities and elements, all financed by private funds. As such, certain portions of the private RROW may be used for duly-permitted private use and enjoyment, commercial or business purposes. If temporary private use on the private RROW such as hourly parking is permitted, the appropriate parking fees shall apply and all collected fees shall accrue to the entity that financed its construction and/or that spends for its maintenance.

314) Rebar - reinforcement bars used in reinforced concrete.

315) Referral Code (RC) - are laws or regulations that are in direct support of the NBCP, consisting of but not limited to the following laws, codes or their successor laws/ codes:

315.1 R.A. No. 9514, otherwise known as the Fire Code of the Philippines (FCP) of 2008 and its latest implementing rules and regulations (IRR) and derivative regulations (DRs);

315.2 B.P. No. 344, An Act to Enhance the Mobility of Disabled Persons by Requiring Certain Buildings, Institutions, Establishments and Public Utilities to Install Facilities and Other Devices, and its latest IRR and DRs;

- 315.3 Latest versions of the Architectural Code of the Philippines and its DRs;
 - 315.4 P.D. No. 856, Code on Sanitation and its latest IRR and DRs;
 - 315.5 P.D. No. 1067, A 1976 Presidential Decree Instituting a Water Code, Thereby Revising and Consolidating the Laws Governing the Ownership, Appropriation, Utilization, Exploitation, Development, Conservation and Protection of Water Resources, otherwise known as The Water Code of the Philippines, and its latest IRR and DRs;
 - 315.6 R.A. No. 9275, The Philippine Clean Water Act of 2004, and its latest IRR and DRs;
 - 315.7 R.A. No. 9003, The Ecological Solid Waste Management Act of 2000, and its latest IRR and DRs;
 - 315.8 R.A. No. 8749, The Philippine Clean Air Act of 1999 and its latest IRR and DRs;
 - 315.9 P.D. No. 1586, Establishing an Environmental Impact Statement System, Including Other Environmental Management Related Measures and for Other Purposes, and its latest IRR and DRs;
 - 315.10 the ICAO SARP and the CAAP MoS for Aerodromes in the case of airport (or heliport/ helipad, as applicable) selection, planning, design, construction, administration, operation and maintenance; and
 - 315.11 the various Professional Regulatory Laws (PRLs) such as R.A. No. 9266 (The Architecture Act of 2004), R.A. No. 544 (The Civil Engineering Law of 1950, as amended by R.A. No. 1582 in 1956), etc., including R.A. No. 8981, otherwise known as the Professional Regulation Commission (PRC) Modernization Act of 2000, and their latest IRR and DRs.
- 316) RESA (Runway End Safety Area) - a rectangular area positioned at the end of a runway intended to reduce damage and injury resulting from a fixed-wing aircraft undershooting or overrunning a runway.
 - 317) Reflected Light and Heat - light and heat thrown or bent back from a surface, particularly those that bounce off glazing, cladding or pavement.
 - 318) Regulated Area - all areas inside the boundaries of a LGU which are adjacent to and within 201 meters of the edge of the road right-of-way (RROW) within that LGU. Where a controlled portion of the RROW terminates at a LGU boundary which is not perpendicular or normal to the centerline of the RROW, a regulated area also means all areas inside the boundary of such LGU which are within 201 meters of the edge of the RROW in the adjoining LGU.
 - 319) Rehabilitation - the upgrading of the facilities, services and utilities of a building/ structure.
 - 320) Renovation - the refinishing and refurbishing of the indoor spaces of a building/ structure.

- 321) Repair - The construction or renewal of any part of an existing building/ structure for maintenance purposes. The term shall not apply to any change of construction.
- 322) Residence - a place of dwelling.
- 322.1 Single-Detached Residence - a dwelling without any firewall, generally used as shelter by a single/ nuclear family and usually sited in a low density residential zone (R-1);
 - 322.2 Single-Attached Residence - a low-rise building/ structure with an exclusive firewall on one side and for exclusive use as single family dwellings and usually sited in a medium density residential zone (R-2);
 - 322.3 Duplex - a pair of low-rise buildings/ structures with a common firewall and for use as multiple family dwellings and usually sited in a medium density residential zone (R-2);
 - 322.4 Rowhouse - A residential building of not more than two (2) storeys, composed of a row of dwelling units entirely separated from one another by partly or fire walls and with an independent entrance for each dwelling unit; these are usually sited in a high density residential zone (R-3);
 - 322.5 Townhouse - a low-rise building/ structure for exclusive use as multiple family dwellings on individual lots (or townhouse units); generally refers to the series or rows of single-family dwelling buildings/ structures within a subdivided lot or property; these are usually sited in a R-4 zone; and
 - 322.6 Residential Condominium - a medium-rise or high-rise building/ structure for exclusive use as multiple family dwellings; these are usually sited in a R-5 zone.
- 323) Residual Area - a space that may fall outside the alignments or intersections of two (2) or more national RROWs, similar ROWs or legal easements or a mix of such public spaces, which still form part of the public domain and are therefore disallowed sites for non-mobile billboards.
- 324) Resort - a place frequented by people for relaxation or recreation, usually located in a designated Tourism Zone.
- 325) Retrofit - is the process of modifying a building after it has been constructed; this means making changes to the systems inside the building or even to the structure itself at some point after its initial construction and occupancy; typically, retrofitting is done with the expectation of improving amenities for the building's occupants and/or improving the performance of the building; the development of new technologies mean that building retrofits can allow for significant reductions in energy and water usage and possibly even in solid waste generation, to help make the building sustainable in design
- 326) Roof Support - part of a structural system that supports and anchors the roof structure.

- 327) Runway - a defined elongated rectangular area on a land aerodrome that is used for the takeoff and landing of fixed-wing aircraft (excluding rotary wing/ helicopters).
- 328) Runway Strip (or Airstrip) - a defined elongated rectangular area on a land aerodrome that includes spaces for the runway, RESA, taxiway and stopway (as applicable), and all the required spatial clearances around such spaces, which are all required for aircraft safety during operation or surface movement.
- 329) SARP (Standards and Recommended Practices) for Aerodromes - documents on aerodrome planning and design standards periodically issued by the ICAO to guide in the selection, planning, design, construction, administration, operation and maintenance of airports and heliports.
- 330) SEC (Securities and Exchange Commission) - the entity primarily tasked by the State to regulate the activities of juridical persons.
- 331) Scenic Vista - refers to a naturally occurring or a good combination of natural and man-made features in the viewable landscape and which offers the viewer a refreshing visual experience or respite.
- 332) Section - a division of the LGU OBO, headed by a Section Chief.
- 333) Seismic Gap - a structural provision to address vibrations of adjoining and/or connected buildings.
- 334) Service - a basic building/ structure provision to serve a particular function and to make one's stay in a building/ structure useful, resource-efficient, secure, safe and comfortable for the user/ occupant e.g. elevators, service stairs/ entrances/ exits, cafeteria or food court, disabled/ differently-abled access provisions, and the like; for occupied buildings, this may take the form of commercial services such as laundry, computer and appliance repair, wellness and personal care shops, and the like.
- 335) Setback - a one (1)-dimensional quantity denoting the level horizontal distance measured at a ninety degree angle (90°) from the line formed by the outermost face of a building/ structure or billboard support structure to a property line, whereby both lines run parallel to each other. The setback is applied to the property or land.
- 336) Setback, Incremental - A development control (DC) consisting of additional setbacks applied to all sides of a building or structure as the building/ structure rises to determine the limit on its total gross floor area (TGFA). Incremental setbacks are not intended for adoption or implementation as an architectural design standard. It is only a space planning tool to limit floor area generation using climatic conditions as bases. The actual architectural design solution may actually have a different configuration that must however match the limit prescribed by the incremental setbacks. The incremental setback is only applied to the outermost faces of the building (OFB) or structure.
- 337) Shadow, Cast - is a type of shadow that is created on a form next to a surface that is turned away from the source of light. When a form blocks the light, it causes a cast shadow to be formed.

- 338) Shaft - A vertical opening through a building for elevators, dumbwaiters, mechanical equipment or similar purposes.
- 339) Sidewalk - the portion of the RROW/ street which is for the exclusive use of pedestrians. The use of the sidewalk in any form by vehicles such as laterally traversing the length of the sidewalk or parking on the sidewalk are prohibited acts. Being part of the public domain, any form of private use or enjoyment or any form of public use that violates its dedicated function for pedestrian use are all prohibited.
- 340) Sign, Official - directional or information-conveying signs, in whatever form allowed under the IRR of this Act, that shall be officially issued and erected by or through the national or local government for the purpose of public service.
- 341) Sign, Temporary - a sign made of fabric/ cloth, vinyl/ plastic or similar light and/or combustible material, with or without frame i.e., streamers, bills, posters and the like that are installed within or outside a ROW for display/public viewing for a limited period of time, subject to the issuance of the required permit/s.
- 342) Sign Structure - a structure that supports a large sign, usually a non-mobile billboard.
- 343) Site - the setting of a building/ structure as defined by property lines in relation to a RROW/ street that affords access to such a site, other public ways including leagal easements and by adjoining properties.
- 344) Site Planning - the detailed site development planning of all areas surrounding a building/ structure and/or a group of buildings/ structures but only within the property limits of the land on which such buildings/ structures are to be erected. This is a professional service rendered by RLAs.
- 345) Site Development Plan - the detailed layout of all areas/ grounds surrounding a building/ structure and/or a group of buildings/ structures but only within the property limits of the land on which such buildings/ structures are to be erected.
- 346) Show Window - A store window from which displayed goods can be viewed from a public space such as a sidewalk.
- 347) Sidewalk - the portion on each side of a road right-of-way (RROW) for the exclusive use of pedestrians and the disabled who are in transit.
- 348) Slum (or Blighted Area or Eyesore) - An area where the values of real estate tend to deteriorate due to the dilapidated, obsolescent and unsanitary condition of the buildings/ structures within such area. Any eyesore is a building or area which is markedly unpleasant to look at.
- 349) Socalo, Masonry - The wall between the bottom of the window sill and the ground.
- 350) Soffit - The underside of a beam, lintel, floor slab, stair slab or reveal.
- 351) Specifications - detailed descriptions and instructions provided in conjunction with plans and designs for construction. Specifications stipulate the type of materials to be used, special construction/ assembly/ installation techniques, equipment, furniture, fittings, dimensions and colors for a building/ structure.

- 352) Sqm (square meter) - a basic unit of area measurement with all four (4) sides measuring one meter (1.0 m) long.
- 353) Stable - Any structure designed and intended for the enclosure, shelter or protection of livestock.
- 354) Stable, Commercial - A stable where livestock are kept for business, racing or breeding purposes.
- 355) Stage - A partially enclosed portion of an assembly building which is designed or used for the presentation of plays, demonstrations or other forms of entertainment, wherein scenery, drops or other effects may be installed or used, and where the distance between the top of the proscenium openings and the ceiling above the stage is more than one point five meters (1.5 m).
- 356) Stairway - Two (2) or more risers shall constitute a stairway.
- 357) Stairway, Private - A stairway serving one tenant only.
- 358) Stopway - a defined elongated rectangular area at the end of a runway used as a suitable area in which aircraft can be stopped in case of an abandoned takeoff.
- 359) Storey - That portion of a building included between the upper/ finished surface of any floor and the upper/ finished surface of the next floor directly above it (including the ceiling cavity). The topmost storey shall be that portion of a building included between the upper/ finished surface of the topmost floor and the roof line above it (including the ceiling cavity). If the finished floor level directly above a basement, cellar or unused underfloor space is more than three meters (3.0 m) above the finished grade line, such a basement, cellar or unused underfloor space shall be considered as a full storey (as differentiated from a Basement Level).
- 360) Storey, Height of - The perpendicular distance between the finished floor lines of two successive of floors.
- 361) Storm Surge/ Tide - an offshore rise of water associated with a low pressure weather system, typically caused by typhoons. Storm surges are caused primarily by high winds pushing on the ocean's/ sea's surface. The wind causes the water to pile up higher than the ordinary sea level. Low pressure at the center of a weather system also has a small secondary effect, as can the bathymetry of the body of water. It is this combined effect of low pressure and persistent wind over a shallow water body which is the most common cause of storm surge flooding problems. The term also refers to the rise of water associated with the storm, plus tide, wave run-up, and freshwater flooding.
- 362) Street - common term used in place of RROW (reference RROW definition).
- 363) 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.
- 364) Structural Design - The selection of materials and members as to type, size and configuration, to carry loads in a safe and serviceable fashion.
- 365) Structural Frame - The framing system including the columns and the girders, beams, trusses and spandrels having direct connections to the

columns and all other members which are essential to the stability of the building/ structure as a whole. The members of floor or roof which have no direct connection to the column are considered secondary and do not form part of the structural frame.

- 366) Subdivision - the parcellization of a property to affordable parcels which later become the sites for buildings/ structures.
- 367) Subsidence - the motion of the earth's/ finished grade's surface as it shifts downward relative to a datum such as sea-level; the opposite of subsidence is uplift, which results in an increase in elevation; ground subsidence may also be partly caused by extensive groundwater extraction.
- 368) Support Structure - the rigid framework on which the display or attention-catching device of a non-mobile billboard shall be mounted. The foundation and superstructure for part of the support structure.
- 369) Support Structure, Cantilevered - a support structure that is not directly planted on the ground or any portion of the national RROW, similar ROWs or legal easement; such a structure may rest on a portion of a building or another support structure not originally planned/ designed to support a billboard; a cantilevered structure is necessary so that the effective width of the sidewalk or similar components of the RROW are neither compromised nor lessened
- 370) Surface, Exterior - A weather-exposed surface.
- 371) Surface, Interior - Surfaces other than weather-exposed surfaces.
- 372) Surface, Weather-exposed - All surfaces of walls, ceilings, floors, roofs, soffits and similar surfaces exposed to the weather, except the following:
 - 372.1 Ceiling and roof soffits enclosed by walls, or by beams extending a minimum of three hundred millimeters (300.0 mm) below such ceiling or roof soffits;
 - 372.2 Walls or portions of walls within an unenclosed roof area, when located at a horizontal distance from an exterior opening equal to twice the height of the opening; and
 - 372.3 Ceiling and roof soffits beyond a horizontal distance of three meters (3.0 m) from the outer edge of the ceilings or roof soffits.
- 373) Survey - is a pre-design activity undertaken to guide RLPs in site assessment, physical planning, and the siting, orientation and design of a building/ structure.
 - 373.1 Georesistivity Survey - survey work on water availability, usually undertaken by a RLCE and/ or RLSE;
 - 373.2 Geotechnical Survey - survey work on the capability of the soil to support a building/ structure, which must be undertaken by a qualified RLCE;
 - 373.3 Hydrological Survey - survey work on flooding history and projections, usually undertaken by a RLCE or RLSE;

- 373.4 Relocation Survey - determination of the correctness of the property lines of the property under survey; survey work must be undertaken by a RLGE;
 - 373.5 Space Planning Survey - survey work on spatial conditions or needs, which must be undertaken by a qualified RLA;
 - 373.6 Topographic Survey - maps out the contours onsite, existing natural and man-made waterways, all existing horizontal and vertical structures above grade (or below grade as applicable) and any encroachments inside or immediately outside the property being surveyed; survey work must be undertaken by a RLGE.
- 374) Sustainable Design - is the philosophy of designing physical objects, the built environment and services to substantially comply with the principles of economic, social and ecological sustainability, without compromising natural and other resources that must be bequeathed to future generations.
- 375) Sustainable Design - is the philosophy of designing physical objects, the built environment and services to substantially comply with the principles of economic, social and ecological sustainability, without compromising natural and other resources that must be bequeathed to future generations.
- 376) TGFA (Total Gross Floor Area) - 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:
- 376.1 Covered areas used for parking and driveways, services and utilities. The TGFA specifically excludes provisions for courts above grade level;
 - 376.2 Vertical penetrations in parking floors where no residential or office units are present;
 - 376.3 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 ten (10.0) sqm, fire escape structures and the like; and
 - 376.4 Other building projections which may additionally function as floors or platforms if properly reinforced e.g. the top surfaces of roof extensions/ eaves, sunbreakers, large roofed or cantilevered areas such as *porte cocheres*, canopies and the like.
- 377) Taxiway - a defined part of a land aerodrome used for taxiing of fixed-wing aircraft and which is used to interconnect areas on which such aircraft operate.
- 378) Terminal - a building/ structure where transfers of passengers and freight from one mode of travel to another takes place.

- 379) Title - legal proof of ownership or control over a property and/or a building/ structure.
- 379.1 Condominium Certificate of Title (CCT) - title to a condominium unit;
 - 379.2 Original Certificate of Title (OCT) - first title to a piece of land; and
 - 379.3 Transfer Certificate of Title (TCT) - title to land based on the subdivision of another/ previous title.
- 380) Tower - the component of a building which may be situated beside or above the podium component.
- 381) Tsunami (formerly Tidal Wave) - a series of water waves caused by the displacement of a large volume of a body of water, usually an ocean or large lakes, usually caused by an underwater earthquake, underwater volcanic eruption or underwater explosion. Owing to the immense volumes of water and the high energy involved, tsunamis devastate coastal regions.
- 382) Urban Design - the physical and systemic design undertaken by an Architect on a community and urban plane, more comprehensive than, and an extension of the architecture of buildings, spaces between buildings, entourage, utilities and movement systems.
- 383) Utility - the indoor electrical, electronics, mechanical, sanitary, plumbing and related components of a building/ structure as supported by their external counterpart components introduced on the grounds/ site and linked to other counterpart components found at the RROW/ street.
- 384) Value or Valuation of a Building/ Structure - The estimated replacement cost to fully replicate a building/ structure in kind, based on current construction and development costs.
- 385) Vault - Any surface or underground construction covered on all sides by structurally reinforced, fire-roof construction, intended for the storage of valuables.
- 386) Veneer, Adhered - Veneer secured and supported by approved mechanical fasteners attaching it to an approved backing. The veneer is supported through adhesion through use of an approved bonding material applied over the approved backing.
- 387) Veneer, Exterior - Veneer applied to weather-exposed surfaces.
- 388) Veneer, Interior - Veneer applied to all surfaces other than weather-exposed surfaces.
- 389) Vent Well - a well which permits full natural ventilation in an enclosed court for a building/ structure.
- 390) Vertical Works - are construction works dealing mainly with vertical infrastructure such as the development/ redevelopment/ demolition/ removal, repair/ retrofit, maintenance, etc. of all buildings/ structures on Philippine soil, including their architectonics encompassing exterior and interior finishing, the structural system (foundation, superstructure, roof support, etc.), the indoor utility systems (electrical,

- electronics, mechanical, sanitary, plumbing, etc.), allied design components including all movable and fixed items attached to/ contained in such buildings/ structures (furniture, fixtures/ signage/ graphics and way-finding systems, and equipment and their support systems), perimeter systems (walls, fences, gates, guard stations, watchtowers, etc.), outdoor utility systems that are erected above grade, signs, signboards and sign structures such as non-mobile billboards, and the like, but specifically excluding horizontal works.
- 391) View Corridor - the visually unobstructed width, depth and height of all available sight lines running through and along national RROWs, legal easements and similar ROWs, open spaces within lots including yards and courts or through and along designated public spaces including recreational areas. View corridor also means 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.
 - 392) Walkalator - is a slow-moving conveyor mechanism that transports people, across a horizontal or inclined plane, over a short to medium distance.
 - 393) Wall, Bearing - A wall which supports any load other than its own weight.
 - 394) Wall, Cross - A term which may be used synonymously with a partition.
 - 395) Wall, Curtain - the enclosing wall of a steel and/or other metal framework or the non-bearing portion of an enclosing wall between piers.
 - 396) Wall, Dead - A wall without openings; a nonbearing wall, often of glass and steel, fixed to the outside of a building and serving especially as cladding.
 - 397) Wall, Dry (Drywall) - a partition made of gypsum on light-gauge steel frames or similar construction; a wall where no wetworks or masonry work are employed.
 - 398) Wall, End - a special firewall that is sited from point six to one meter (0.6m - 1.0m) from the property line, and on which large sections of glass blocks can be introduced to allow filtered light into the interior areas of a building/ structure. While no operable windows are allowed on end walls, the allowed roof overhang or gutter may extend up to a maximum distance of point two (0.2) m from the end wall.
 - 399) Wall, Exterior - Any wall or element of a wall or any number or group of members, which defines the exterior boundary or courts of a building.
 - 400) Wall, Faced - A wall in which the facing and backing are so bonded together that they act as a composite element, and exert a common action under load.
 - 401) Wall, Foundation - That portion of an enclosing wall below the first tier of floor joists.
 - 402) Wall, Height of - The perpendicular distance measured from its base line either at the finished grade or at the top of the girder to the top of

- the coping thereof. Foundation and retaining walls are measured from the natural/ finished grade level downward to the base of the footing.
- 403) Wall, Non-bearing - A wall which supports no load other than its own weight.
 - 404) Wall, Parapet - The topmost part of any exterior wall that extends entirely above the finished roof and/ or an interior gutter line.
 - 405) Wall, Party - A wall separating two or more buildings, and used in common by the said buildings.
 - 406) Wall, Retaining - Any wall used to resist the lateral displacement of any material; a subsurface wall built to resist the lateral pressure of internal loads.
 - 407) Wall, Thickness of - The minimum thickness measured on the bed or base of the wall.
 - 408) Water Table - the established normal level of water under the natural grade line (NGL) of a lot/ property.
 - 409) Waterway - a natural, open course for the passage of storm/ rain water and surface run-off; also refers to artificial, uncovered courses for the same purpose; may also refer to a natural or artificial course used for the conveyance of passengers and freight through boats, barges and similar water transportation modes;
 - 410) Window - An opening through a wall of a building to the outside for the purpose of admitting natural light and air.
 - 411) Window, Oriel - A projecting window similar to a bay window, but carried on brackets or corbels. The term "bay window" may also be applied to an oriel window projecting over the street/ RROW line.
 - 412) Wire Backing - Horizontal strands of tautened wire attached to surfaces of vertical wood supports which, when covered with building paper, provide a backing for portland cement plaster.
 - 413) Yard or Patio - The mandated open space to be left in a lot and that is sited between the building line and the property line; in the case of non-mobile billboards, it is a two (2)-dimensional space consisting of the vacant land area between the outermost portion of a non-mobile billboard including its support structure and the property lines
 - 413.1 Yard, Rear - The mandated open space to lie between the side lot lines, the nearest rear lot line/s and the nearest building line.
 - 413.2 Yard, Side - The mandated open space to lie between the side line and the nearest building line and is sited between the front and the rear yards.
 - 414) Zone/ Zoning Classification - an area (or the classification of an area) within which only certain types of land uses and/ or building occupancies are permitted or for which certain development restrictions are made to apply, as follows:
 - 414.1 R-1 (Residential One Zone) - an area hosting low density residential zone, characterized mainly as situated in a single-family, single detached dwellings with the usual community

ancillary users on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions;

414.2 R-2 (Residential Two Zone) - an area hosting medium density residential use or occupancy, characterized mainly as situated in 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. There shall be two (2) general types of R-2 use or occupancy, to wit:

414.2.1 Basic R-2 Building : 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; and

414.2.2 Maximum R-2 Building : low-rise multi-level building/ structure of from three(3)- up to five(5)-storeys in height and for use as multiple family dwellings;

414.3 R-3 (Residential Three Zone) - an area hosting high-density residential use or occupancy, characterized mainly as situated in a low-rise or medium-rise building/ structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structures 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:

414.3.1 Basic R-3 Building : 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

414.3.2 Maximum R-3 Building : medium-rise multi-level building/ structure of from six(6)-storeys up to twelve(12)-storeys in height and for use as multiple family dwellings.

414.4 R-4 (Residential Four Zone) - an area hosting medium to high-density residential use or occupancy, characterized mainly as situated in 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).

414.5 R-5 (Residential Five Zone) - an area hosting very high density residential use or occupancy, characterized mainly as situated in

- a medium-rise or high-rise condominium building/ structure for exclusive use as multiple family dwelling.
- 414.6 GI (General Institutional Zone) - an area hosting community to national level of institutional use or occupancy, characterized mainly as situated in 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; also defined as a community to national level of institutional use or occupancy, characterized mainly as situated in a low-rise, medium-rise or high-rise building/ structure for medical, government service, administrative and related activities e.g. hospitals and related health care facilities, government offices, military, police and correctional buildings and the like.
- 414.6 C-1 (Commercial One or Light Commercial Zone) - an area hosting neighborhood or community level of commercial use or occupancy, characterized mainly as situated in 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.
- 414.7 C-2 (Commercial Two or Medium Commercial Zone) - an area municipal or city level of commercial use or occupancy, characterized mainly as situated in a medium-rise building/ structure for medium to high intensity commercial/ trade, service and 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.
- 414.8 C-3 (Commercial Three or Metropolitan Commercial Zone) - means an area hosting a metropolitan level of commercial use/ occupancy, characterized mainly as situated in 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.
- 414.9 PRE (Park Structures, Recreation and Entertainment Zone) - an area hosting a range of recreational uses or occupancies, characterized mainly as situated in 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.
- 414.10 CUL (Cultural Zone) - an area hosting community to national level of cultural use or occupancy, characterized mainly as situated in 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.

- 414.11 UTS (Utilities, Transportation and Services Zone) - an area hosting a range of utilitarian/ functional uses or occupancies, characterized mainly as situated in a low-rise or medium-rise building/ structure for low to high intensity community support functions e.g. terminals/ intermodals/ multi-modals and depots; 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/ intermodals/ multi-modals and depots.
- 414.12 AZ (Agricultural Zone) - an area hosting an agricultural or agriculture-related use or occupancy, characterized mainly as situated in 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 (not for human habitation) and the like as well as offices, educational, training, research and related facilities for agriculture and the like (for human habitation).
- 414.13 AI (Agro-Industrial Zone) - an area hosting an agro-industrial or related use or occupancy, characterized mainly as a situated in low-rise building/ structure for low to high intensity agro-industrial or related activities to include offices, educational, training, research and related facilities for the agro-industry.
- 414.14 I-1 (Industrial One Zone) - an area hosting a light industrial use or occupancy, characterized mainly as situated in a low-rise but sprawling building/ structure for low intensity manufacturing or production activities.
- 414.15 I-2 (Industrial Two Zone) - an area hosting medium industrial use or occupancy, characterized mainly as situated in a low-rise but sprawling building/ structure for medium intensity manufacturing or production activities.
- 414.16 TZ (Tourism Zone) - an area hosting a tourism-related use or occupancy, characterized mainly as situated in a low-rise but sprawling building/ structure for low intensity rest/ relaxation, wellness, personal care, recreation and entertainment activities and like activities.
- 414.17 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 business activities and the preservation of significant natural land features if feasible,

whereby said CDMP must be duly approved by the LGU concerned.

414.18 SPE (Special Zone) - an area hosting other vertical facilities not mentioned under regular uses/ occupancies of buildings/ structures, such as cemeteries, memorial parks and the like.

414.19 Aerodrome Zone (AZ) - an area hosting an airport or heliport, specifically including the mandated aerial clearances for the operation of aircraft using such facilities.

414.20 Water Zones (WZ) - an area designated for specific water-related activities.

414.20.1 Coastal Water Zone - specified protected, conservation or development areas along the coast/ beaches;

414.20.2 Lake Water Zone - specified protected, conservation or development areas along the lakeshore;

414.20.3 Riparian/ River Water Zones - specified protected, conservation or development areas along the river banks; and

414.20.4 Transportation Water Zones - specified development and transportation operating areas along or within water bodies.

415) Zoning Ordinance (ZO) - an Act of the city or municipality or other authorities specifying the type of use to which property may be put in specific areas.

ARTICLE II ADMINISTRATION AND ENFORCEMENT

Section 7. *Responsibility for Administration, Implementation and Enforcement.* The administration, implementation and enforcement of the provisions of this Act, including the imposition of penalties for administrative violations thereof is hereby vested in the National Building Official (NBO) as defined by law.

The incumbent Secretary of the Department in charge of all private buildings and private land and property developments on Philippine soil shall be the designated NBO. Should the Department of Settlements and Urban Development, which must have sole jurisdiction over all existing and proposed private buildings, lands and properties on Philippine soil be created by law, the NBO shall then come from said Department.

Section 8. *Technical Staff.* The National Building Official (NBO) is hereby authorized to constitute and provide in his/her Department a professional staff composed of highly qualified State-registered and licensed architects, engineers, allied professionals and technicians, who possess diversified professional experience

in the fields of building planning, design, construction, management and administration.

Section 9. *General Powers and Functions of the National Building Official (NBO) under this Act.* For purposes of carrying out the provisions of this Act, the NBO shall exercise the following general powers and functions:

- (a) Formulate policies, plans, standards and guidelines on building planning, design, construction, management, administration including use occupancy and maintenance, in full accordance with this Act.
- (b) Issue and promulgate rules and regulations to implement the provisions of this Act and ensure compliance with policies, plans, standards and guidelines formulated under paragraph (1) of this Section.
- (c) 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 Act.
- (d) Prescribe and fix the amount of fees and other charges that the LGU Office of the Building Official (OBO) shall charge in connection with the performance of regulatory functions relating to the acceptance, processing, review and approval of all pertinent architectural documents.
- (e) Prescribe materials, methodologies, processes and practices that may be lawfully introduced and used for construction projects on Philippine soil.

Section 10. *Implementing Rules and Regulations (IRR).*

- (a) In the implementation of the provisions of this Act, the National Building Official (NBO) shall formulate necessary implementing rules and regulations (IRR) and adopt design and construction standards and criteria for the architectural components of all private buildings and other structures.
- (b) Such IRR including the initial set of guidelines and standards, shall take effect after their publication once a week for three consecutive weeks in a newspaper of general circulation.
- (c) The IRR of this RNBCP must be promulgated by the NBO within six (6) months of the effectivity of this Act. In the event the NBO decides to issue the IRR as a series of IRRs, the NBO must issue the initial IRR within four (4) months of the effectivity of this Act. Prior to the effectivity of such IRRs, the Transitory Provisions of this Act shall apply, particularly the portions concerning the Interim IRR.

Section 11. *Administrative Fines.* For the violation of any of the provisions of this Act or any of the rules or regulations issued thereunder, the National Building Official (NBO) is hereby empowered to prescribe and impose fines not exceeding one million pesos (PhP 1.0 Mn). The Office of the NBO shall prepare the schedule of fines that shall form part of the IRR.

Section 12. *Penal Provisions.*

- (a) Violations of the ACP shall be jointly determined by a joint inspection team composed of representatives of the LGU OBO, the RLA who prepared, signed and sealed the architectural documents of the private building/ structure concerned and the RLA representatives of local chapters of the PRC-accredited professional organization for architects (IAPOA).
- (b) Violations of the ACP and its IRR shall be subject to fines and penalties as prescribed.
- (c) It shall be unlawful for any natural or juridical person, to erect, construct, fitout, expand/ enlarge, alter, repair, renovate/ rehabilitate, retrofit, move, improve, remove, convert, demolish, equip, use, occupy, or administer/ maintain any building or structure or cause the same to be done contrary to or in violation of any provision of this Act.
- (d) Any natural or juridical person, who shall violate any of the provisions of this Act and/or commit any act hereby declared to be unlawful, shall upon conviction, be punished by a fine of not more than two million pesos (PhP 2.0Mn) or by imprisonment of not more than two (2) years upon the discretion of a competent Court: *Provided*, that in the case of juridical persons, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he/ she shall immediately be deported after payment of the fine and/or service of his sentence.

Section 13. *Other Remedies and Due Process.* The rights, actions and remedies provided in this Act shall be in addition to any and all other rights of action and remedies that may be available under existing laws that are valid and subsisting. Procedural due process shall be observed in all cases of complaints by any party relating to allegations of violations of this Act and its IRR and derivative regulations (DR).

- (a) Complaints filed at the LGU OBO must first be resolved by said office within a period of fifteen (15) calendar days, before an appeal may be filed at the Office of the NBO (ONBO), whose decision shall be final, subject only to review by the Office of the President. The decision of the NBO shall be executory if no appeal is filed with the Office of the President.
- (b) Any action filed directly with the ONBO may be referred to the LGU OBO concerned or may be resolved by said office within a fifteen (15) day period.
- (c) The decision of the Office of the President shall be executory. Any other action may be taken by the parties in other venues only after the Office of the President has resolved the appeal on the resolution made by the National Building Official.

- (d) In the case of petitions or complaints that may be civil in nature and if resort to modes of alternative dispute resolution (ADR) are warranted to facilitate the resolution of a petition/ complaint that may not be resolved within thirty to forty five (30 - 45) days, either the LGU OBO or the ONBO must refer such complaints to the appropriate entity for arbitration, conciliation, mediation or similar ADR action. The referral for ADR must be made within seven (7) days of the filing of the petition/ complaint at said offices.

ARTICLE III PERMITS AND INSPECTION

Section 14. *The LGU OBO Building Review Committee (BRC).* A five (5)-man Building Review Committee (BRC) must be formed to assist each LGU OBO in the application for review of the Preliminary Architectural Documents (PAD) consisting of the site development plans and architectural plans, designs and outline architectural specifications of any proposed building and/or construction work prior to the submission of the pertinent application/s for a building, ancillary or auxiliary/ accessory permit. The LBC shall consist of the following:

- (a) the incumbent LGU Councilor chairing the LGU Land Use or Infrastructure Committee or his/her duly designated representative as BRC Chairman, who shall be a non-voting member;
- (b) the Local Building Official, in either Acting or Permanent capacity, as the BRC Vice Chairman and BRC Secretariat Head;
- (c) the LGU Planning and Development Coordinator as BRC Co-Vice Chairman;
- (d) the LGU Fire Marshal or his/her duly designated representative; and
- (e) a representative of the PRC APO for RLAs.

Review decisions of the BRC must be made by the majority. In the event of an review applicant's motion for reconsideration of the BRC decision, the BRC must render the same within two (2) days of the receipt of such motion. An appeal may be filed by the review applicant with the LGU OBO, which the LGU OBO must resolve within four (4) days with the assistance of the Chief of the Architectural Section, who must be a RLA.

The Preliminary Architectural Documents (PAD) submitted to the LGU OBO for prior review by the BRC, must be received complete by the BRC Secretariat within two (2) days of applicant submittal to the LGU OBO. A BRC decision on the application for BRC review must be made by the BRC within seven (7) days of receipt of documents by the LGU OBO.

The BRC must check for the following compliances and architectural components:

(a) mandated compliances:

- allowable maximum building footprint (AMBF);
- angles/ slopes to satisfy natural light and ventilation requirements along RROWs and all yards;
- basement ventilation (as applicable);
- building height limit (BHL) by type of building use/ occupancy, including compliances with aerodrome restrictions;
- court dimensions;
- gross floor area (GFA) and total GFA (TGFA), and conversion from GFA to TGFA;
- incremental setbacks;
- firewall length and dimensions;
- floor to lot area ratio (FLAR);
- mandated legal easements (MLEs);
- line and grade (including arcades if applicable);
- land use and zoning;
- occupancy/ uses or use of buildings (major and minor, principal, accessory and conditional);
- open space locations;
- parking (open and covered);
- percentage of site occupancy (PSO);
- public building design guidelines (as applicable);
- road right-of-way (RROW) or alley and right-of-way (ROW) width/s;
- setbacks (below grade, grade and above grade); and
- total window surface area in relation to elevations;

(b) site and architectural components

- architectural styles and treatment;
- historical or conservation requirements for a street or district;
- lot type; and
- sidewalk and/or arcade treatment (as applicable);

Section 15. Mandated Review Procedure for Site Development and Architectural Plans, Designs and Outline Specifications by an LGU OBO Prior to the Filing of Building, Ancillary and Accessory Permits.

(a) At least two (2) months prior to the intended filing of an application for a building, ancillary or accessory/ auxiliary permit at the LGU Office of the Building Official (OBO), an applicant must submit the following documents for the prior review and approval by the LGU OBO and its Building Review Committee (BRC):

- LGU locational clearance;
- location map;
- topographic plan, lot section and relocation survey data;

- site development plan/s;
 - Architectural Documents consisting of plan/s, designs and outline specifications; and
 - name, valid PRC ID card number with expiry date and current privilege tax receipt (PTR) of the RLA who prepared the site development and architectural plans; in the case of involvement of foreign architects (FAs) in the project, certified true copies (CTC) of the temporary/ special permit (TSP) from the Professional Regulation Commission (PRC), the permit from the Department of Labor and Employment (DoLE), visa and passport.
- (b) The LGU OBO, in consideration of the comments/ suggestions of the BRC must approve or recommend changes or reject the site development plans and the architectural plans, designs and outline architectural specifications of the proposed construction work, within a period of four (4) days from the time of receipt of BRC comments or within a period of fifteen (15) days from the full receipt of documents submitted for BRC review by the LGU OBO.
- (c) The BRC review results shall be issued to the applicant only if the pertinent provisions of this Act and its IRR, its DRs, its Referral Codes and other applicable law, including PRLs, have been fully complied with.
- (d) Compliance with the pertinent BRC decision or review results/ comments/ suggestions shall be undertaken by the applicant as part of the preparation of the detailed architectural, engineering and allied (DAE&A) documents containing the building/ structure plans and designs, which shall accompany the subsequent application for building, ancillary and/ or auxiliary permit/s.
- (e) Within one (1) day of the official filing of the application for BRC review, information on the Project Architect, Architect-of-record, Consulting Architect or Foreign Architect with a TSP must be posted for public scrutiny by the LGU OBO at a conspicuous place within any common area immediately outside the LGU OBO.
- (f) Private intellectual property rights (IPR) are attached to all architectural and allied plans, designs and outline specifications for buildings/ structures and their grounds/ sites that are submitted by applicants for BRC review. All of the officers and staff of the LGU OBO and all the members of the BRC and their staff must make sure that such documents are not taken out of the premises of the LGU OBO unless the same are required as evidence in judicial, quasi-judicial or ADR proceedings. Such documents that may already be five (5) years old, reckoned from time of filing of application for BRC review, must be secured in guarded warehouses or storage sites, to be paid for by the LGU OBO share in the BRC review fees.

- (g) The BRC architectural review fee must be twenty percent (20.0%) of the estimated building permit fee, to be paid in advance.

Section 16. Application for the Ancillary Architectural Permit (AAP)

- (a) No natural or juridical person, including any agency or instrumentality of the government shall erect, construct, fitout, alter, expand/ enlarge, repair/ rehabilitate/ retrofit, move, convert or demolish any building or structure or cause the same to be done without first obtaining an ancillary architectural permit (AAP) therefor from the LGU OBO assigned in the place where the subject building is located or the construction of the building is to be done.
- (b) In order to obtain an AAP, the applicant shall file an application therefor in writing and on the prescribed form from the LGU OBO. Every application shall provide the following minimum information:
- a description of the work to be covered by the permit applied for and on the use or occupancy for which the proposed construction work, building/ structure or unit is intended;
 - information on the Owner and on the property including but not limited to the certified true copy (CTC) of the TCT, OCT or CCT (as applicable) covering the lot or unit on which the proposed work is to be done. If the applicant is not the registered owner, in addition to the TCT, OCT or CCT, a copy of the contract of lease (or Deed of Conditional Sale in the case of condominium units, or other acceptable equivalents), shall be submitted to the OBO;
 - information on the other clearances and/or permits previously secured for the project that are not building, ancillary or auxiliary permits.;
 - information on the State registered and licensed professionals (RLPs) who prepared, signed and dry-sealed the architectural, engineering and allied design documents for the construction work; and
 - Other pertinent information that may be periodically required by the State.
- (c) To be submitted together with such application are at least two (2) sets of the corresponding architectural documents consisting of architectural plans and designs, specifications, estimates and computations (as applicable), duly prepared, signed and sealed by a registered and licensed Architect (RLA), except in those cases exempted or not required under this Act or by law:
- (d) For all cities and municipalities, the AAP shall be preceded the issuance of the Building Permit by the LGU OBO.
- (e) All documents submitted to secure the AAP must exhibit provisions for sustainable planning, design, operation and maintenance.

- (h) The AAP shall be issued by the LBO only if the pertinent provisions of this Act, its IRR, its DR its Referral Codes (RCs) and other applicable law, including PRLs have been fully complied with.
- (i) The AAP to be issued by the LGU OBO Section Chiefs must be accompanied by the official concurrence of the LGU Fire Marshal.
- (j) Within one (1) day of the official filing of the application for AAP, information on the Project Architect, Architect-of-record, Consulting Architect or Foreign Architect, must be posted for public scrutiny by the LGU OBO at a conspicuous place within any common area immediately outside the LGU OBO.
- (k) Private intellectual property rights (IPR) are attached to all ADs consisting of architectural plans, designs, drawings, specifications, estimates and documents for buildings/ structures for human habitation and their grounds/ sites that are submitted by applicants for securing building, ancillary and auxiliary or accessory permits from the LGU OBO. All of the officers and staff of the LGU OBO must make sure that such documents are not taken out of the premises of the LGU OBO unless the same are required as evidence in judicial, quasi-judicial or ADR proceedings. Such documents that may already be five (5) years old, reckoned from time of filing of application for permit, must be placed in secure warehouses or storage sites, to be paid for by the LGU OBO share in the permit fees.
- (n) All of the officers and staff of the LGU Office of the Building Official (OBO) are public employees and are barred from engaging in any form of private practice of any of the State-regulated professions that concern the preparation of ADs such as architectural plans, designs, specifications, estimates and documents for buildings/ structures and their grounds/ sites, particularly for projects located within their respective jurisdictions.

Section 17. *Processing and Issuance of the Ancillary Architectural Permit (AAP).*

- (1) The processing of the ancillary architectural permit (AAP) shall be under the overall administrative control and supervision of the Local Building Official and his technical staff of duly qualified professionals, such as the Assistant Building Official and the Architectural Section Chief.
- (2) In processing an application for an AAP, the Local Building Official shall see to it that the applicant satisfies and conforms with approved standard requirements on zoning and land use, line and grade, architectural design, environmental health, safety, as well as with other rules and regulations promulgated in accordance with the provisions of this Act.

- (3) When satisfied that the work described in an application for AAP and the ADs, consisting of architectural plans and specifications submitted therewith, conform to the requirements of this Act and other pertinent rules and regulations, the Local Building Official shall, within fifteen (15) days from payment of the required fees by the applicant, issue the pertinent permit/s applied for.
- (4) Approved ADs, consisting of architectural plans and specifications shall not be changed, modified or altered without the approval of the Local Building Official and the subsequent detailed architectural design work shall be done strictly in accordance thereto.

Section 18. *Validity of the Ancillary Architectural Permit (AAP).*

- (a) The issuance of an AAP shall not be construed as an approval or authorization to the permittee to disregard or violate any of the provisions of this Act.
- (b) Whenever the issuance of a permit is based on approved documents, plans and specifications which are subsequently found to be non-compliant with this Act, its IRR and DR, the Local Building Official is not precluded from requiring permittee to effect the necessary corrections on said documents, plans and specifications or from preventing or ordering the stoppage of any or all building operations being carried on thereunder and which are in violation of this Act.
- (c) A building, ancillary and/or auxiliary permit issued under the provisions of this Act shall expire and become null and void if the building or work authorized therein is not commenced within a period of one (1) year from the date of issuance of such a 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 one hundred and twenty (120) days.

Section 19. *Non-Issuance, Suspension or Revocation of Permits.*

- (a) The Local Building Official may order or cause the non-issuance, suspension or revocation of building, ancillary and/or auxiliary/ accessory permit/s on any or all of the following reasons or grounds:
 - Errors found in the documents, plans and specifications submitted to and/or reviewed by the LGU OBO;
 - Incorrect or inaccurate data or information supplied by the applicant;
 - Non-compliance with the provisions of this Act, its IRR and/or its DR.
- (b) Notice of non-issuance, suspension or revocation of building, ancillary and/or auxiliary permits shall always be made in writing by the LGU OBO, stating the reason or grounds therefor.

Section 20. *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 National Building Official (NBO) who shall render his decision within fifteen (15) days from date of receipt of the notice of appeal. The decision of the NBO shall be final, subject only to review by the Office of the President. The decision of the NBO, promulgated through the ONBO shall be executory if no appeal is filed with the Office of the President.

Section 21. *Inspection and Supervision of Work*.

- (a) The owner of the building who is issued or granted a building permit under this Act shall engage the services of a State-registered and licensed architect (RLA) to undertake the full time inspection and supervision of the architectural construction work.
- (b) Such an RLA may or may not be the same RLA responsible for the architectural plans and designs of the building/ structure.
- (c) It is understood however that in either case, the designing RLA is not precluded from conducting inspections of the architectural construction work to check and determine compliance with the architectural plans and specifications of the building/ structure as submitted to and approved by the LGU OBO.
- (d) The LGU OBO approved architectural plans, designs and specifications shall be kept at the jobsite at all times, together with a logbook wherein the actual progress of construction including tests conducted, weather conditions and other pertinent data are to be recorded.
- (e) Upon completion of the architectural construction, said RLA in charge of architectural construction shall submit a copy of the logbook together with an Affidavit as to the authenticity of its contents, both duly signed and sealed, to the LGU OBO. The said RLA shall also prepare and submit a Certificate of Completion of the project stating that the architectural construction of building conforms to the provisions of this Code as well as with the approved architectural plans and specifications.

Section 22. *Annual Inspections of All Buildings/ Structures*. Annual inspections of all buildings/ structures shall include all types of residential structures. A RLA representing the local IAPOA chapter shall assist the LGU OBO in the conduct of such annual inspections. Annual reports, including as-built plans, shall be kept on file with the LGU OBO.

ARTICLE IV TYPES OF CONSTRUCTION

Section 23. *Types of Construction*. For purposes of this Act, all existing buildings, those already under construction and all other buildings proposed for construction shall be classified or identified according to the following types:

(a) *Type I.* Type I buildings must be of purely wood construction, whereby it is expressly provided that the wood used for the construction work are not Philippine species banned for commercial or construction use or wood that do not have the correct structural properties. The structural elements of Type 1 buildings must only be of the wood materials permitted by this Act.

(b) *Type II.* Type II buildings must be of mainly wood construction with protective fire-resistant materials and which must be one (1)-hour fire-resistive throughout: *Except*, that permanent non-bearing partitions may use thin drywall assemblies or thin, filled light concrete masonry units (CMUs) or thin, joined pre-cast panels.

(c) *Type III.* Type III buildings must be of mainly masonry and/or reinforced concrete with controlled wood construction, whereby it is expressly provided that the wood used for the construction work are not Philippine species banned for commercial or construction use. Structural elements may be any of the materials permitted by this Act: *Provided*, that the building/ structure shall be one (1)-hour fire-resistive throughout. Exterior walls/ building envelope must be of incombustible or fire-resistive construction.

(d) *Type IV.* Type IV buildings shall be of steel, iron, other metals or alloys, concrete, reinforced concrete or masonry construction. Walls, ceiling, and permanent partitions shall be of incombustible fire-resistive construction: *Except*, that permanent non-bearing partitions of one (1)-hour fire-resistive construction must use medium thickness drywall assemblies or medium thickness, filled, light CMUs or medium thickness, joined pre-cast panels.

(e) *Type V.* Type V buildings shall be fire-resistive. The structural elements shall be of steel, iron, other metals or alloys, concrete, reinforced concrete or masonry construction. Walls, ceilings, and permanent partitions shall be of incombustible fire-resistive construction. All permanent non-bearing partitions of two (2)-hour fire-resistive construction or higher must use thick drywall assemblies or thick, filled light CMUs or thick, joined pre-cast panels.

Section 24. *Changes in Types.* No change shall be made in the type of construction of any building/ structure which would place the building in a different sub-type or type of construction unless such building/ structure is made to comply with the requirements for such sub-type of construction: *Except*, when the changes are approved by the LGU Building Official, with the required concurrence of the LGU Fire Marshal, upon showing that the new or proposed construction is less hazardous, based on life and fire risk, than the existing building/ construction.

Section 25. *Requirements on Type of Construction.* Subject to the provisions of this Chapter, the ACP shall prescribe architectural standards for each type of construction, and promulgate rules and regulations therefor, relating to architectonics, exterior walls/ building envelope and openings, fenestrations, interior walls, partitions and enclosures, building envelope, ceiling and roof cavities, floors, exits, and stairs construction, and roofs or deck roofs.

ARTICLE V
CLASSIFICATION AND GENERAL REQUIREMENT OF ALL BUILDINGS BY USE
OF OCCUPANCY

Section 26. *Location of Property.*

- (a) General. No building/ structure shall be constructed unless it adjoins or has direct access to a public space yard or RROW/ street on at least one of its sides.

For the purpose of this Section, the center line of an adjoining RROW/ street or alley shall be considered an adjacent property line.

Eaves over required windows shall not be less than seven hundred and fifty millimeters (750 mm) from the side and rear property lines.

- (b) Buildings on Same Property and Buildings Containing Courts
For the purpose of determining the required wall and opening protection, buildings/ structures on the same property and court walls shall be assumed to have a property line between them. When a new building/ structure is to be erected on the same property with an existing building/ structure, the assumed property line from the existing building/ structure shall be the distance to the property line for each occupancy as set forth by the NBO. *Provided*, that two (2) or more buildings on the same property may be considered as one (1) building/ structure if the aggregate area of such building/ structure is within the limits of allowable floor areas for a single building, and when the buildings/ structures 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.
- (c) Building Footprint and Firewall Requirements
In the determination of the Allowable Maximum Building Footprint (AMBF) for buildings and related habitable structures with respect to the applicable stipulations of the Fire Code of the Philippines (FCP), the more stringent but applicable regulation must be complied with. If without a firewall, the footprint of a 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 under this Section.
- (d) Footprint Based on Firewall Provisions
d.1 If with a firewall on one (1) side, the footprint of a 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 FCP are strictly followed. If with a firewall on two (2) sides or on one (1) side and the rear property line, the footprint of a 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 FCP are strictly followed.

- d.2 Absolutely no firewalls are allowed for a low density residential (R-1) uses or occupancies; an abutment of up to three point two (3.2) m 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 one point five (1.5) m measured vertically from the established grade level; such an abutment must not be longer than seven (7.0) m or fifty percent (50%) of the side property line in total length, whichever is shorter.
- d.3 For medium density residential (R-2) uses or occupancies, a firewall can be erected on a maximum of eighty percent (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 FCP are strictly followed.
- d.4 For high-density residential (R-3) uses or occupancies, two (2) types of firewall construction may be permitted: for a R-3 use or occupancy with a firewall on two (2) sides, a firewall can be erected on a maximum of eighty five percent (85%) of the total length of each side property line; *Provided*, that all firewall construction must not exceed sixty five percent (65%) of the total perimeter of the R-3 property i.e. total length of all property lines; *Provided further*, that firewalls in R-3 lots shall only be allowed for a maximum two (2) storey component structure; and *Provided finally*, that all the applicable stipulations of the FCP are strictly followed.
- d.5 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 ninety percent (90%) of the total length of the side and rear property lines and up to one hundred percent (100%) in case the rear property line is only four (4.0) m wide; *Provided*, that all firewall construction at the side property lines shall not exceed fifty percent (50%) of the total perimeter of the R-3 property i.e. total length of all property lines; *Provided further*, 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 three point two (3.2) m measured vertically

from established grade; and *Provided finally*, that all the applicable stipulations of the FCP are strictly followed.

- d.6 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 eighty five percent (85%) of the total length of each side property line; *Provided*, that all firewall construction must not exceed fifty percent (50%) of the total perimeter of each R-4 property i.e. total length of all property lines; *Provided further*, that firewalls in each R-4 use or occupancy shall be allowed for a maximum three (3) storey structure; and *Provided finally*, that all the applicable stipulations of the FCP are strictly followed;
- d.7 For residential condominium (R-5) uses or occupancies, two (2) types of firewall construction may be permitted: For a R-5 use or occupancy with a firewall on two (2) sides, a firewall can be erected on a maximum of seventy five percent (75%) of the total length of each side property line; *Provided further*, that all firewall construction at the side property lines must not exceed fifty percent (50%) of the total perimeter of the R-5 property i.e. total length of all property lines; *Provided finally*, that side firewalls in R-5 uses or occupancies must 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 FCP are strictly followed; and
- d.8 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 sixty five percent (65%) of the total length of the side property line and on a maximum of fifty percent (50%) of the total length of the rear property line; *Provided*, that all firewall construction must not exceed sixty percent (60%) of the total perimeter of the R-5 property i.e. total length of all property lines; *Provided further*, 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 fourteen (14.0) m measured vertically from established grade; and *Provided finally*, that all the applicable stipulations of the FCP are strictly followed.
- d.9. All existing openings on all firewalls shall be sealed completely to maintain the fire integrity of adjoining buildings/ structures.
- d.10 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 seventy percent (70%) of the total perimeter of the property lines; *Provided*, that the

prescribed setbacks, yards and courts fronting the RROW are first fully complied with; and *Provided further*, that all the applicable stipulations of the FCP, particularly on the number, type and locations of fire exits are strictly followed.

Section 27. *Allowable Floor Areas.* The allowable floor areas for a building shall not exceed the limits prescribed by the NBO for each occupancy group and/or type of construction.

For purposes of this Section, each portion of a building separation 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 NBO.

Section 28. *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, RROWs/ streets or yards extending along and adjoining two (2) or more sides of the building/ structure subject to the approval of the LBO.

Section 29. *Maximum Height of Buildings.*

- (a) The maximum height and number of floors/ levels of every building shall be dependent upon the character of occupancy and the type of construction as determined by the NBO considering population density, building bulk, widths of streets and 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 three meters (3.0 m): *Except*, that towers, spires and steeples, erected as part of a building/ structure 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 6.0 m above the height limits for each occupancy group if of combustible materials.
- (b) In any LGU, the height of buildings/ structures shall be governed by the following factors:
 - b.1 the present and projected population density within the project site and in the project's location/ area at full completion/ operation of the project;
 - b.2 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/ taller than that with a greater PSO, AMBF or MACA;
 - b.3 A proposed building/ structure which has a greater TGFA requirement shall be built higher than that with a lower TGFA requirement;

- b.4 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
 - b.5 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.
- (c) The height of proposed buildings/ structures shall also be governed by the following RROW-based limitations:
- c.1 If only one (1) RROW services a lot and such is only six to seven (6.0 to 7.0) m wide, a BHL of three (3) storeys or nine (9.0) m maximum shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations.
 - c.2 If only one (1) RROW services a lot and such is only four to five (4.0 to 5.0) m wide, a BHL equivalent to two point five (2.5)-storeys or seven point five (7.5) m maximum shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations.
 - c.3 If only one (1) RROW services a lot and such is only three (3.0) m wide or less, a BHL equivalent to two (2)-storeys or six (6.0) m maximum shall be observed regardless of use or occupancy, lot size, lot dimensions, lot frontage and like considerations.
 - c.4 Taller and bulkier buildings are allowed for duly approved high-density developments such as Planned Unit Development (PUD) areas since these are better suited to such areas due to higher end-user/ occupant targets, more advanced and coordinated planning efforts and the application of more stringent development controls (DC) by the project proponents themselves.
- (d) The following factors must likewise be considered in the determination of the building height:
- d.1 Soil characteristics, lot location in relation to fault lines and earthquake belts or proximity to volcanoes and other geological conditions.
 - d.2 Hydrological conditions such as the water table at the site and distance to waterways and shorelines.
 - d.3 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.
 - d.4 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, reflected light/ heat and cast shadows, etc., and the optimization of natural light and ventilation.
 - d.5 Effect/s of traffic conditions on the building/ structure and vice versa and the satisfaction of parking/ loading requirements in accordance with this Section.

- d.6 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.
- d.7 Need for applicable building safety and maintenance systems e.g. lightning arresters, beacons, protective railings and barriers, gondolas, window washing systems, etc.

Section 30. *Minimum Requirements for Group A Dwellings.*

- (a) Dwelling Location and Lot Occupancy.
The dwelling shall occupy not more than ninety percent (90%) of a corner lot and eighty percent of an inside lot, and subject to the provisions on Easement on Light and View of the Civil Code of the Philippines, shall be at least 2.0 m 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 of this Act.
- (c) Sanitation.
Every dwelling shall be provided with at least one (1) sanitary toilet and adequate washing and drainage facilities.
- (d) Foundation.
Footing shall be of sufficient size and strength to support the load of the dwelling and shall be at least two hundred and fifty (250) mm thick and 600 mm below the surface of the ground.
- (e) Post.
Each wood post shall be anchored to such footing by strap and bolts of adequate size.
- (f) Floor.
The live load of the first floor shall be at least two hundred kilograms per square meter (200 kg/ sqm) and for the second floor, at least one hundred fifty (150) kg/sqm.
- (g) Roof.
The wind load for roofs shall be at least one hundred and twenty (120) kg/sqm for vertical projection.
- (h) Stairs.
Stairs shall be at least seven hundred and fifty (750) mm in clear width (clear of railings and other projections above the tread), with a rise of two hundred (200) mm and a minimum run of two hundred (200) mm.
- (i) Entrance and Exit.
There shall be at least one (1) entrance and another one (1) for exit.

Section 31. *Requirements for Other Group Occupancies.* Subject to the provisions of this Act, the NBO 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.

Section 32. *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 two point five (2.5) m by five (5.0) m for perpendicular or diagonal parking and at two point fifteen (2.15) m by six (6.0) m for parallel parking. A standard truck or bus parking/ loading slot must be computed at a minimum of three point six (3.6) m by twelve (12.0) m. An articulated truck slot must be computed at a minimum of three point six (3.6) m by eighteen (18.0) m which should be sufficient to accommodate a twelve (12.0) m 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 three (3.0) m by nine (9.0) m. 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) In computing for parking slots, a fraction of fifty percent (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 Section.
- (d) Multi-floor parking garages may serve twenty percent (20%) of the parking requirements of the building/ structure within a two hundred (200.0) m radius, provided at least eighty percent (80%) of the parking requirements are complied with and integrated in the building design.
- (e) 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.
- (f) Allowed Off-RROW/ Off-Street cum Off-Site Parking Provision:
 - f.1 In addition to on-site cum off-RROW (off-street) parking provisions mandated under this Section, 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; *Provided*, that such parking slots are located no more than one hundred (100.0) m away from a residential building

- project or are located no more than two hundred (200.0) m away from an office or commercial building project.
- f.2 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.
 - f.3 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 must not be less than fifty (50.0) m.
- (g) For R-2, R-3, GI, 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.
 - (h) For Basic R-2 and Basic R-3 uses or occupancies (for single family dwelling units only), up to fifty percent (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.

ARTICLE VI LIGHT AND VENTILATION

Section 33. *General Requirements of Light and Ventilation.*

- (a) Subject to the provisions of the Civil Code of the Philippines on Light and View and to the provisions of this part of the Act, every building/ structure shall be designed, constructed, and equipped to provide adequate light and ventilation.
- (b) All buildings shall face a RROW/ street or public alley or a private street which has been duly approved.
- (c) No building/ structure 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/ structures under this Act, or to create an additional room, unless such additional room conforms to the requirements of this Act.

- (d) No building/ structure shall be enlarged so that the dimensions of the required court or yard would be less than that prescribed for such a building/ structure.

Section 34. *Percentage of Site Occupancy (PSO).*

- (a) The percentage of site occupancy by a building/ structure 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 one point two meters (1.2 m) in width.
- (c) The maximum PSO shall be governed by the land use, building occupancy, type of construction and height of the building and the configuration, area, topography, nature and location of the building site;
- (d) The PSO shall be subject to the provisions of the local zoning ordinance and shall be in full accordance with the rules and regulations promulgated by the NBO.

Section 35. *Allowable Maximum Building Footprint (AMBF).* The AMBF shall be determined by the proper application of the prescribed setbacks. Exceptions may be allowed in the case of lot sizes of 60.0 sqm or less.

Section 36. *Size and Dimensions of Courts.*

- (a) The minimum size of courts and their least dimensions shall be governed by the land use, building occupancy, type of construction and height of the building/ structure, as provided under the rules and regulations promulgated by the NBO, provided that the minimum horizontal dimension of court shall be not less than two meters (2.0 m).
- (b) All inner courts shall be connected to a RROW/ street or yard, either by a passageway with a minimum width of one point two (1.2) m or by a door through a room or rooms.

Section 37. *Clear Ceiling Heights.*

- (a) Habitable rooms provided with artificial ventilation must have clear floor to ceiling heights (clear ceiling height or CCH) of not less than two point four (2.4) m measured at right angle from the top of the finished floor (the finished floor line or FFL) to the bottom of the finished ceiling (the finished ceiling line or FCL); *Provided*, that for buildings of more than one(1)-storey, the minimum CCH of the first floor shall be two point seven (2.7) m and that for the second floor, two point four (2.4) m and succeeding floors shall have a CCH of not less than two point one (2.1) m above the FFL. The above- stated rooms with a natural ventilation shall have CCH of not less than two point seven (2.7) m.

- (b) A mezzanine level shall have a CCH of not less than one point eight (1.8) m above and below it. If a ceiling cavity is provided for the floor below the mezzanine level,

Section 38. *Size and Dimensions of Rooms.* Minimum sizes of rooms and their least horizontal dimensions shall be as follows:

- (a) Rooms for human habitation, six square meters (6.0 sqm) with a least dimension of two meters (2.0 m);
- (b) Kitchen. Three (3.0) sqm with a least dimension of one point fifty (1.5) m; and
- (c) Toilet and Bath (T&B). One point two (1.2) sqm with a least dimension of point ninety (0.9) m.

Section 39. *Air Volume Requirements in Determining the Sizes of Rooms.* The minimum space per room shall be provided as follows:

- (a) School Rooms. Three cubic meters (3.0 cu.m) with one square meter (1.0 sqm) of floor area per person;
- (b) Workshops, Factories, and Offices. Twelve (12.0) cu. m of space per person;
- (c) Habitable rooms. Fourteen (14.0) cu. m of space per person.

Section 40. *Window Openings and Openings.*

- (a) Every room intended for any use, not provided with artificial ventilation system as herein specified in this Act, shall be provided with a window or windows with a total free area of openings equal to at least ten percent (10%) of the gross floor area (GFA) of room if the room is fully enclosed by heat-insulating panels such as cement-bonded boards (CBBs), at least fifteen percent (15%) of the GFA of the room if the room is fully enclosed by panels with some heat-absorbent properties such as wood or plastic-based materials, and at least twenty percent (20%) of the GFA of the room if the room is fully enclosed by concrete masonry units (CMUs), which are heat-absorbing materials. Such window openings shall be provided with either operable or fixed glass panels to allow natural light and/or ventilation into the building interior, and shall open directly to (or face) a court, yard, public RROW/ street or alley or open water courses.
- (b) All existing and future carpark buildings must provide full openings equivalent to at least thirty five percent (35%) of its total wall surfaces. Such openings shall not be covered by non-mobile billboards or similar devices that negatively affect the free entry of natural light and ventilation into the building interior and that affect the venting of fumes.
- (c) There must 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 provision must be strictly applied to all new and existing developments/ buildings/ structures to maintain fire integrity.

Section 41. *Vent Shafts.*

- (a) Ventilation or vent shafts shall have a horizontal cross-sectional area of not less than point one (0.1) square meter (sqm) for every meter (m) of height of shaft but in no case shall the area be less than one square meter (1.0 sqm). No vent shaft shall have its least dimension at less than six hundred millimeters (600 mm).
- (b) Skylights. Unless open to the outer 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 RROW/ 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 point three (0.3) sqm with a minimum dimension of three hundred (300) mm. The openings to the duct or intake shall not be less than three hundred (300) mm above the bottom of the shaft and the RROW/ street surface or level of court at the respective ends of the duct or intake.

Section 42. *Ventilation Skylights.* Skylights shall have 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 operable parts in the window that are replaced or provided with approved artificial ventilation of equivalent effectiveness.

Section 43. *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 pollutants;
- (b) Whenever artificial ventilation is required, the equipment shall be designed and constructed to meet the following minimum requirements in changes:
 - b.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 (3) changes of air per hour shall be provided.
 - b.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 (10) changes of air per hour shall be provided.
 - b.3 For auditorium and other rooms used for assembly purposes, with seats or other accommodations not less than 0.03 cubic meter (cu.m) of air per minute shall be supplied for each person.
 - b.4 For wards and dormitories of institutional buildings not less than point forty five (0.45) cu. m of air per minute shall be supplied for each person accommodated.
 - b.5 For other rooms or spaces not specifically covered under this Section, the applicable provisions of the latest edition of the Philippine Mechanical Engineering Code shall apply.

ARTICLE VII BUILDING PROJECTION OVER PUBLIC STREETS

Section 44. *General Requirements.*

- (a) No part of any building or structure or any of its appendages shall project beyond the property line of the building/ structure site, except as specifically provided for under this Act.
- (b) The projection of any structure or appendage over the public domain shall be the distance measured horizontally from the legal property line to the outermost point of the building projection that intrudes into the air space above the public domain.

Section 45. *Projection into Alleys or Streets.*

- (a) No part of any building/ structure or its appendage shall project into any part of any alley or street, national road or public highway except as specifically provided for under this Act. This provision specifically applies to all buildings constructed since 1977.
- (c) Footings located at least two point four meters (2.4 m) below grade along national roads or public highways may project not more than one hundred millimeters (100 mm) beyond the legal property line.
- (d) Foundations may be permitted to encroach into the sidewalk portion of the RROW/ street to a width not exceeding one hundred and fifty (150) mm; *provided*, that the top of the said foundations is not less than six hundred (600) mm below the established grade of the carriageway portion of the RROW/ street; and provided further, that said projections does not obstruct any existing utility line 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 46. *Projection of Balconies and Appendages Over RROWs/ Streets.*

- (a) The extent of any building/ structure projection over an alley or RROW/ street shall be uniform within a block and shall conform to the limitations to be promulgated by the NBO;
- (b) The clearance between the established grade of the carriageway portion of the RROW/ street and/or sidewalk and the lowermost surface of any part of the balcony shall not be less than three meters (3.0 m).

Section 47. *Arcades.* Whenever required by existing building and zoning regulations, arcades shall be constructed on the sidewalk portions of RROWs/ streets. The width of the arcade and its height shall be uniform throughout the RROW/ street provided, that in no case, shall the lowermost portion of an arcade be less than three meters (3.0 m) above the established sidewalk grade.

Section 48. *Canopies (Marquees).*

- (a) **Projection and Clearance.** The horizontal clearance between the outermost edge of the marquee and the curb line shall be not less than three hundred (300) mm. The vertical clearance between the pavement or ground line and the lowermost surface of any part of the marquee shall not be less than three (3.0) m.
- (b) **Construction.** A marquee shall be constructed of incombustible material or materials of not less than two(2)-hours fire-resistive construction. It shall be provided with necessary drainage facility.
- (c) **Location.** Each 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/ structure.

Section 49. *Movable Awnings.* **Clearance.** The horizontal clearance between the awning and the curb line shall not be less than three hundred (300) mm. The vertical clearance between the lowermost surface of the awning and the pavement or ground line shall be not less than two point four (2.4) m. Collapsible awnings shall be so designated that they shall not block a required exit when collapsed or folded.

Section 50. *Operable Doors, Windows in Relation to Property Lines.* Doors, windows and the like that are less than two point four (2.4) m above the pavement or ground line shall not, when fully opened or upon opening, project beyond the property line, with the exception of fire exit doors which when open may project into or above the public domain.

Section 51. *Corner Buildings with Chaflans.*

- (a) Each corner building or solid fence on a public RROW/ street or alley that is less than three point six (3.6) m 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 the NBO 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 RROW/ street or alley, if such width is less than twelve (12.0) m.

ARTICLE VIII

PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION

Section 52. *General Requirement.*

- (a) No person shall use or occupy any portion of the RROW/ street, alley, particularly the sidewalk or curb and gutter portion, for the performance of work covered by a building permit, except in accordance with the provisions under this Section.

- (b) No person shall perform any work on any building or structure adjacent to a public way in general use for pedestrian movement, unless the pedestrians are protected as specified under this Section.
- (c) Any material or structure temporarily occupying any portion of the public domain or property, including fence, canopies and walkways, shall be adequately lighted, between sunset and sunrise.

Section 53. *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 the free and convenient approach to and used of any fire hydrant, fire or police alarm box, utility box, catch basin, or manhole and shall not interfere with any drainage gutter of any RROW/ street or alley.

Section 54. *Mixing of Mortar on Public Property.*

- (a) The mixing of mortar, concrete or similar materials on any portion of the public RROW/ streets must not be allowed by the LGU OBO or by any LGU or *barangay* official/ representative under any circumstance.
- (b) The transportation of mixed concrete shall be strictly monitored by the concerned
- (c) Any damage caused any portion of the public domain arising from such a prohibited or regulated activities shall be the responsibility of the project's constructor and/or the entity transporting the mixed concrete.

Section 55. *Protection of Utilities.* All public or private utilities above or below the ground shall be protected from any damage by any construction work being done under a permit. The protection shall be maintained while such work is being done and shall not obstruct the normal functions of any such utility.

Section 56. *Walkway.*

- (a) When the LGU 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 one point two (1.2) m in clear width shall be provided.
- (b) The walkway shall be capable of supporting a uniform live load of six hundred and fifty (650) kilograms per square meter (kg/sqm). A durable wearing surface shall be provided throughout the construction period.

Section 57. *Pedestrian Protection.*

- (a) Protection Required. Pedestrian traffic shall be protected by a railing on the RROW/ street side when the walkway extends into the carriageway (roadway), by a railing when adjacent to excavations, and by such as shall be determined by the NBO.
- (b) Railings. Adequate railings when required shall be built substantially strong and should be at least one (1.0) m in height.

- (c) Fences. Fences shall be built of an approved material, not less than two point four (2.4) m in height above grade, and be placed on the side of the walkway nearest the building site. Fences shall entirely enclose the building site. Openings in such fences shall be provided with doors which shall be kept closed at all times when not in use.
- (d) Canopies. The protective canopy shall have a clear height of two point four (2.4) m above the railway, and shall be structurally safe. Each 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 RROW/ street shall be protected by a tight curb board not less than three hundred (300) mm tall and a railing not less than one (1.0) m tall 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 six hundred (600) kilograms per square meter (kg/sqm).

Section 58. *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 that pedestrians may be endangered.
- (b) Removal. Each protective fence or canopy shall be removed within thirty (30) days after such protection is no longer required, or as determined by the Local Building Official (LBO).

Section 59. *Demolition.*

- (a) The work of demolishing any building/ structure shall not commence until all the necessary pedestrian protective structures are in place.
- (b) The LBO 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 LBO.

ARTICLE IX GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS

Section 60. *General Requirements.* Buildings proposed for construction shall comply with all the regulations and specifications governing quality, characteristics and properties of architectural materials, methods of design and construction, type of occupancy and classification.

ARTICLE X

PLASTICS

Section 61. *Approved Plastics.* Approved plastic or plastic derivative materials shall be those which have a flame-spread rating of two hundred and 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 62. *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 63. *Glazing of Openings.* Doors, sashes and framed openings in exterior walls of all buildings/ structures, except Types IV and V Constructions may be glazed or equipped with approved plastics/ plastic derivatives: *Provided*, that:

- (a) The wall in which such glazing is installed is so located that openings are not required to be fire-protected.
- (b) Except for Type I Construction, the location size, and spacing of such glazed openings do not exceed the values set forth by the NBO.
- (c) Plastic/ plastic derivatives 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 NBO.

Section 64. *Skylights.*

- (a) **General.** Approved plastics plastic derivatives 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.1 Approved plastics may be used in any type of construction or occupancy as a fire venting system when approved by the LBO.
 - a.2 Plastic/ plastic derivatives may be used in approved skylights in Type II one(1)-hour fire-resistive construction which are located three hundred (300.0) mm or more above the lower plane of the ceiling. The walls of the skylight well shall be no less fire-resistive than the adjacent ceiling.

- a.3 Where fire-resistive ceiling is not required in one(1)-storey buildings, approved plastics/ plastic derivatives may be used in skylights.
- (b) Installation Requirements.
 - b.1 Except in Group A Occupancies, no skylight shall be installed within three (3.0) m of a property line.
 - b.2 The edges of dome-type skylights shall be properly flashed.
 - b.3 Plastic/ plastic derivative skylights shall be separated from each other by at least two point five (2.5) m laterally and three (3.0) m along the slope of the roof.
- (c) Allowable areas. The area of individual plastic skylights must not exceed ten (10.0) sqm. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent (20.0%) of the floor area of the room or occupancy sheltered.
- (d) Curb Requirements. Plastic/ plastic derivative skylights in roofs having a slope of less than 1 in 3 shall have a one hundred (100) mm 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 twenty five (25) mm is provided immediately below the skylight. The screen shall be substantially mounted below the skylight.

Section 65. *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/ structures provided with an approved automatic fire-extinguishing system, approved plastics/ plastic derivatives may be used with or without such 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 Area. The area of individual plastic glazing used in monitors and sawtooth glazing shall not exceed fifteen (15.0) sqm. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent (20.0%) 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 one point five (1.5) m in length. The lower edge of the plastic material shall be at least one hundred and fifty (150) mm above the surface of the adjoining roof surface.

Section 66. *Plastic Light Diffusers in Ceilings.*

- (a) General. Ceiling light diffusers having an area greater than ten percent (10.0%) of any ten (10.0) sqm of room area shall be of

approved plastics/ plastic derivatives conforming to the requirements specified in this Act.

- (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 eighty degrees Centigrade (80°C) for fifteen (15) minutes; *Except*, for the plastic/ plastic derivative light diffusers which are installed in the first floor area of Group C Occupancies having egress directly to the exterior of the building/ structure; and plastic/ plastic derivative 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 NBO have established that such installation will not interfere with the efficient operation of such automatic fire-extinguishing systems.

Section 67. *Partitions*. Where partitions are not required to be of fire-resistive or incombustible construction, approved plastics/ plastic derivatives conforming to the requirements specified in this Act may be used.

Section 68. *Exterior Veneer*.

- (a) General.
Exterior veneer may be of approved plastic/ plastic derivative materials, and shall conform to the provisions of this Article.
- (b) Height.
Plastic/ plastic derivative 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 the veneer is not in excess of ten (10.0) m above the adjacent grade of elevation.
- (c) Area.
Sections of plastic/ plastic derivative veneer shall not exceed fifteen (15.0) sqm in area; *Except*, that in less restrictive Fire Zones, the area may be increased by fifty percent (50.0%).
- (d) Separation.
Sections of plastic/ plastic derivative veneer shall be separated by a minimum of one point two (1.2) m vertically and six hundred (600) mm horizontally.

Section 69. *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 Act.
- (b) Approved plastics/ plastic derivatives may be used in awnings where untreated canvass is permitted.

- (c) Approved plastics/ plastic derivatives may be used in lieu of plain glass in green-houses in less restrictive Fire Zones.

ARTICLE XI GLASS AND GLAZING

Section 70. *General Requirements.*

- (a) This Section shall apply to exterior glass and glazing in all 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 as specified in this Act.
- (b) Standards for materials shall conform to the provisions set by the NBO on glass dimensional tolerances, breaking stress levels and design safety factors.
- (c) Each glass light shall bear the manufacturer's label designating the type and thickness of glass. Each glass 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 71. *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 glass lights shall not be more than the maximum allowable area of glass according to the wind load multiplied by the appropriate adjustment factor.

Section 72. *Glazing.* Glass firmly supported on all four (4) 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 (4) edges and design shall be submitted for approval of the LBO. Glass supports shall be considered firm when deflection of the support at design load does not exceed 1/175 of the span.

Section 73. *Louvered Windows.* Regular plate, sheet, or patterned glass in jalousies and louvered windows shall not be thinner than five point six (5.6) mm minimal, and not longer than one point two (1.2) m. Exposed glass edges shall be smooth.

Section 74. *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 NBO on impact loads of glass: *Except*, in the following cases:

- (a) Bathtub and shower enclosures shall be constructed from approved shatter-resistant materials, such as: wire reinforced glass not less than five point six (5.6) mm thick; fully tempered glass not less than four point eight (4.8) mm thick; or laminated safety glass not less than six point four (6.4) mm thick.
- (b) Glass lights located not less than four hundred and fifty (450.0) mm above the adjacent finished floor or walking surface.
- (c) Glass lights when the least dimension is not greater than four hundred and fifty (450.0) mm.
- (d) Glass lights one point five (1.5) sqm or less in area.

ARTICLE XII SIGNS, DISPLAYS AND BILLBOARDS

Section 75. *General Requirements.*

- (a) No sign, signboard or non-mobile billboard shall be erected in such manner as to confuse or obstruct the view or interpretation of any official traffic sign, signal or related public information device.
- (b) No sign, signboard or non-mobile billboard 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 76. *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 77. *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 the firewalls, roof or deck roof of buildings/ structures, the dead and lateral loads shall be transmitted through structural frame of the building/ structure to the ground in such a manner as not to overstress any of the elements of the building/ structure. 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 78. *Supports and Anchorages.*

- (a) General. The supports and anchorage of all signs, sign structures or non-mobile billboards shall be placed in or upon private property and shall be constructed in conformity with the requirements of this Act.
- (b) Materials. Materials for construction of signs or sign structures shall be of the quality and grade as specified under this Act.

- (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 Act. Combinations signs, roof signs, wall signs, projecting signs and signs on canopies/ marquees shall be constructed of incombustible materials. No combustible material other than approved materials shall be used in the construction of electrical signs or sign structures.
- (d) **Non-Structural Trim.** Non-structural trim and portable display surfaces must only be of materials duly approved and promulgated by the NBO, or any combination thereof.
- (e) **Display Surfaces.** Display surfaces in all types of signs, signboards and non-mobile billboards must only be of materials duly approved and promulgated by the NBO.

Section 79. *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 that any portion of its surface or supports shall interfere in any way with the free use of any fire escape, exit or standpipe.
- (c) **Obstruction of Windows and Openings.** No sign shall obstruct any window or opening to such an extent that natural light and ventilation are reduced to a point below that required under this Act. Non-mobile billboards must not be constructed in such a way that these obstruct light and ventilation from windows or openings facing RROWs/ streets or other public spaces, particularly in the case of carpark buildings/ structures, whereby all openings must be free of any sign structure.
- (d) **Projection Over Alleys.** No sign or sign structure shall project into any public alley below a height of three (3.0) m above the established sidewalk grade, nor project more than three hundred (300) mm where the sign structure is located three to four point five (3.0 - 4.5) m above the established sidewalk grade. The sign or sign structure must not project more than one (1.0) m into the public alley where the sign or sign structure is located more than four point five (4.5) m above established sidewalk grade.

Section 80. *Lighting.* Signs shall be illuminated only by electrical means in accordance with the Philippine Electrical Code.

Section 81. *Regulation of Non-Mobile Billboards.* Any non-mobile billboard erected, modified, retrofitted, rehabilitated or otherwise altered and thereafter exhibited after the effective date of this Act shall comply with the requirements stated hereafter. The LBO must take immediate steps to rectify all forms of non-

compliances under this Act, particularly for signs and sign structures erected since 1977 that persistently violate the NBCP.

Section 82. *Position of Non-Mobile Billboards Along National RROWs, ROWs and Legal Easements.*

- (a) No billboard shall be located in a position that obstructs or obscures the view of vehicular or pedestrian traffic in such a manner as to endanger their safe movement thereof. Non-mobile billboards shall not be erected in a manner that can confuse or obstruct the view or interpretation of any official traffic sign, signal or device.
- (b) The outermost portion or projection of a non-mobile billboard or its support structure or its lighting system shall be located at least five (5.0) m from the outermost line of the national street or RROW, RRROW, UROW, WROW, legal easement and the like.
- (c) Billboards shall not be erected on any structure or portion thereof found within the national RROW, RRROW, UROW, WROW, legal easement and the like. The air rights over such ROWs and legal easements shall not be availed of for the purpose of erecting non-mobile billboards.
- (d) Temporary signs, regardless of material, intended use and size, including election-related signs or signs showing the names and/or likeness of elective/ appointed officials, shall not be strung or installed over or across a national RROW, RRROW, UROW, WROW, legal easement and the like, unless otherwise permitted by the *barangay* or LGU concerned; *Provided*, that in no case shall the period of display exceed seven (7) calendar days. The *barangay* or LGU must thereafter remove said temporary sign/s.
- (e) Reckoned from the edge of the national RROW, all displays shall have a minimum clear/ unobstructed viewing distance of from fifty to one hundred (50.0 to 100.0) m within the Metropolitan Manila Area (MMA) and up to two hundred and one (201) m outside the MMA.
- (f) A non-mobile billboard must not be located more than two hundred and one (201.0) m of the outermost portion of all interchanges or of the outermost portion of the national road right-of-way (RROW) of all underpasses, overpasses, bridges, tunnels, station/ terminal/ inter-modal/ multi-modal structures and the like or from the center of an intersection. For existing/ proposed national RROW widths of forty (40.0) m wide or wider, a distance of from fifty to one hundred and fifty (50.0 to 150.0) m shall apply.
- (g) Parts of a non-mobile billboard including its support structure must not be placed on, in or over any public property/ the public domain, including national public/ transportation/utility ROWs or utility/ drainage easements or upon telephone/ utility poles or upon natural features such as trees, rocks and the like. In particular, non-mobile billboards shall not be erected or maintained or violate the air

rights above a carriageway/ roadway, railway or waterway/ vessel-way.

- (h) Non-mobile billboards must not be erected at residual areas at or along intersections of national RROWs, RRROWs, ROWs and legal easements or at or along intersections of such public spaces.
- (i) Non-mobile billboards that may obscure or obstruct the view of vehicular or pedestrian traffic or that may interfere, imitate, resemble or be confused with official traffic signs, signals or devices shall not be permitted. A billboard that prevents a clear and unobstructed view of official traffic signs in approaching or merging traffic must not be permitted.
- (j) A billboard that may impair any scenic vista or view corridor from the national RROW/ legal easement or from a building/ structure along such RROW/ legal easement must not be permitted.

Section 83. Position within Private Property or Public Property Outside RROWs/ ROWs/ Legal Easements.

- (a) All non-mobile billboards shall be erected in conformity with the front, side and rear setback and yard requirements prescribed in the latest IRR of this RNBCP and in the applicable LGU zoning regulations. In case of conflict between such laws/ regulations, the provisions of the RNBCP shall generally prevail. However, if the provisions under the LGU ordinances are more stringent than the RNBCP, then such LGU ordinance shall prevail.
- (b) Parts of a non-mobile billboard must not be placed on, in or over any private/ public property without the written consent of the property owner or lawful possessor and without the permit of the *barangay* or LGU concerned. This particularly applies to non-mobile billboards and their outdoor lighting provisions mounted on firewalls and deliberately intruding into the air rights of adjoining properties, unless a current and valid lease agreement for the use of such air rights exists.
- (c) A non-mobile billboard mounted on a fire-walled property must not utilize the air rights of a private/ public property adjoining such a fire-walled property without the written consent of the property owner or lawful possessor of the affected property and without the permit of the *barangay* or LGU concerned. In case of the presence of official consent by the affected property's owner or lawful possessor for a firewall-mounted non-mobile billboard, the same may opt to share in the income that may be derived from the billboard in exchange for the use of the air rights. In case of the lack of consent or refusal by the affected property's owner or lawful possessor for a firewall-mounted non-mobile billboard, only a painted or sticker-type display may be placed on the firewall, still subject to the prior consent of the affected property's property owner or lawful possessor and to the prior permission of the *barangay* or LGU concerned. Neither a non-mobile billboard mounted on the firewall nor a display

- Painted on or made to adhere to the firewall shall be allowed if there is lack of consent or official refusal/ objection by the affected property's owner or lawful possessor.
- (d) A billboard must not be erected or maintained upon or above the roof of any building/ structure if the same is in violation of the NBCP and its IRR or of more stringent laws.
 - (e) A billboard must not be constructed on a property where the same can obscure or shade the windows or doors of adjacent buildings/ structures. Non-mobile billboards shall not be made of reflective material that can redirect unwanted light towards adjacent buildings/ structures.

Section 84. *Non-Mobile Billboard Spacing and Density.*

- (a) Non-mobile billboards located upon or oriented towards traffic traveling upon the same side of a national RROW/ street with a minimum sixty (60.0) m width must be spaced no less than five hundred (500.0) m apart. For narrower national RROWs, the spacing must be between two hundred meters to five hundred (200.0 - 500.0) depending on the allowed vehicle speeds on the RROW as determined by the ONBO, in coordination with the appropriate agencies. This distance must be measured along a straight line between the two (2.0) nearest points of the billboards. The minimum spacing required must not apply to two (2.0) displays viewed from different directions but which share a common support structure.
- (b) Regardless of national RROW widths, non-mobile billboards must not be located within a one hundred (100.0) m radius of another billboard even if the two (2.0) billboards are on different RROWs/ streets.
- (c) Non-mobile billboards must only be single-faced or double-faced. In the case of a double-faced billboards, the allowed display surface area/ billboard unit on each face must not exceed twenty eight square meters (28.0 sqm) per billboard unit/ display/ face, provided that applicable setback, yard and building height limit (BHL) requirements of the NBCP and its IRR are satisfied.
- (d) Triple, quadruple or higher multi-faced billboards must not be permitted as these are already configured as buildings or solid structures that unnecessarily block natural light and ventilation and pose public safety problems.
- (e) Non-mobile billboards must not be placed within or above any portion of a RROW or ROW, particularly at the sides, below or on top of the exterior of public structures such as elevated expressways and transit alignments/ stations/ terminals and the like, but must be allowed at the enclosed sides of loading platforms and pedestrian access-ways at such public structures. Existing non-mobile billboards and their support structures, if non-compliant with this Act, must be removed within three (3.0) months after the effectivity of this Act.

Section 85. *Non-Mobile Billboard Display Content and Lighting.*

- (a) All display content for non-mobile billboards and temporary signs must conform to the standards set by the NBO and by the government agency tasked or to be tasked with reviewing and approving the display.
- (b) All content exhibited in a foreign language must similarly exhibit the corresponding translation in either English or the local dialect/s.
- (c) A
billboard with any form of commercial content must not be permitted within all properties zoned as residential nor within residential subdivisions. In the case of a new residential subdivision, only commercial billboards containing information on the residential subdivision shall be allowed.
- (d) B
billboards with any commercial content must not be erected within a two hundred and one (201.0) m distance of the nearest property line of declared historic or cultural sites or of institutional sites such as schools, churches, hospitals, government buildings, public parks/ playgrounds/ recreation areas, convention centers, cemeteries or any other area which must be free of non-mobile billboards with commercial content.
- (e) Lighting: Non-mobile billboards must be illuminated only by luminaires exuding a fixed/ non-oscillating/ non-fluctuating amount of light that shall that must not produce glare or unwanted reflectance when directed at a display.

Section 86. Allowable Dimensions for Non-Mobile Billboard Displays

- (a) A billboard unit shall have a surface or display area of between seven point five (7.5) sqm minimum and twenty eight (28.0) sqm maximum for existing/ proposed national urban RROWs/ ROWs and between twenty eight point one (28.1) sqm minimum and fifty six (56.0) sqm maximum for existing/ proposed national rural RROWs/ ROWs.
- (b) The minimum dimension of one (1.0) side of a minimum display or billboard unit shall be one meter (1.0 m).
- (c) The maximum dimension of one (1.0) side of a maximum display or billboard unit shall be eleven (11.0) m, subject to compliance with the billboard height limitation under this Act.
- (d) No billboard shall exceed fifteen (15.0) m in height, measured from the average elevation of the surface of the natural ground or existing sidewalk or carriageway level (whichever is higher) up to the highest point of the non-mobile billboard or any of its components. This maximum height is contingent on the prior satisfaction of the applicable setback, yard and building height limit (BHL) requirements of this RNBCP and its IRR.
- (e) All non-mobile billboards shall be erected in conformity with the building height limits (BHL) prescribed in the latest IRR of this RNBCP and in the applicable LGU zoning regulations.
- (f) Allowable variations from the standard measurements shall be reflected in the IRR of this Act.

Section 87. *Placement of Billboards with Respect to Emergency Exits, Doors and Windows.* Billboards must not be erected in such a manner that any portion of its display or supports will interfere in any way with the free use or operation of any fire escape, emergency exit, door, window, standpipe and the like. A non-mobile billboard must not be erected, constructed and maintained so as to obstruct any emergency exit or other openings or to prevent free passage from one part of a roof to any part thereof. A non-mobile billboard in any form or shape must not be attached to a fire escape in any manner or be so placed as to interfere with an opening required for introducing natural light and ventilation into a building/ structure. This provision shall particularly apply to all tall buildings exceeding five (5)-storeys.

Non-mobile billboards shall also not be used to wrap buildings/ structures to deprive the occupants of natural light, ventilation and view. This particularly applies to all types of residential and office buildings as well as above-grade parking buildings, where exhaust venting shall be severely compromised by such billboards.

Section 88. *Fees and Inventory of Billboards.* As of the effective date of this Act, the following fees for a non-mobile billboard shall apply:

- (a) a one-time billboard inventory fee of Two Thousand Five Hundred Pesos (P2,500.00);
- (b) an annual inspection fee of Seven Thousand Five Hundred Pesos (P7,500.00); and
- (c) a building permit fee for a new non-mobile billboard structure in accordance with the NBCP and its IRR.

The inventory fees shall be collected by the LGU for turnover to the Office of the NBO (ONBO), the lead agency for the conduct of the inventory. The ONBO in coordination with the other agencies such as the MMDA (for the Metropolitan Manila Area/ MMA only) and with the provincial LGUs, shall use additional revenues to conduct a thorough countrywide inventory of all non-mobile billboards, including plotting the exact location of each sign, determining whether or not each sign has a valid permit from the ONBO, MMDA and the LGU OBO charged with regulating billboards at the LGU level.

Section 89. *Non-Mobile Billboard Permit Required.* Except as otherwise provided in this Act, no billboard shall hereinafter be erected, constructed, maintained or altered until a billboard permit has been issued by the LBO and the NBO after payment of the required fees. An application for a non-mobile billboard shall be made in writing by a duly licensed outdoor advertising company and/ or by legitimate entities with in-house outdoor advertising services, on the permit forms furnished by the authorities concerned and shall include such information as may be required for a complete understanding of the proposed work.

The construction/ erection permit or annual inspection clearances issued by the LGU OBO for a qualified entity to erect/ operate/ maintain a non-mobile

billboard may be revoked by the ONBO and the MMDA (for the MMA) and by the ONBO and the DILG (for all other areas) if the non-mobile billboard is:

- (a) in violation of any provision of this RNBCP and/or its latest IRR or derivative regulations and/or poses a clear threat to public welfare, safety and health; and/ or
- (b) in violation of any provision of this Act and/or its IRR or of any provision of subsequent derivate rules and regulations (guideline/s, standard/s, manual/s of procedure and the like) as subsequently promulgated by the ONBO.

The permit/s or clearance/s issued by the LGU for the erection/ operation/ maintenance of a non-mobile billboard as revoked by the ONBO may be officially reinstated by the ONBO and the MMDA (for the MMA) and by the ONBO and the DILG (for all other areas) if the violations found have been properly addressed/ remedied.

Section 90. *Abatement of Dangerous Billboard/s.* When any non-mobile billboard is found or declared to be dangerous or ruinous, the LBO, duly designated as such by the LGU) shall order its repair or demolition at the expense of the Owner, 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 the New Civil Code or this RNBCP and its IRR.

To facilitate the identification of the Owner, the necessary contact information shall be exhibited on the right lower corner of a non-mobile billboard, permanently attached to its support structure.

Section 91. *Official Signs Exempted.* The following official signs are exempt from the restrictions of this Act that may also apply to signs:

- (a) Official highway route number signs, street name signs, directional, or other official government signs;
- (b) Directional, information or public service signs, such as those advertising availability of restrooms, telephone or similar public conveniences;
- (c) Official traffic signs, signals, devices and the like; and
- (d) Official signs for memorial or historical places.

Section 92. *Possible Exemption for Non-Mobile Billboards Only Above the Sidewalk Portion of the RROW.* Satisfaction of the following conditions, whereby the permitted non-mobile billboard is made to effectively contribute to positive urban design/ redevelopment, may allow the placement or erection of non-mobile billboards but only above the sidewalk portion of the RROW:

- (a) if the billboard and its cantilevered support structure is used to effectively hold in place and disguise/ conceal overhead electrical,

- telephone, cable TV and similar utility lines that hover above the sidewalk and that may pose possible danger to pedestrians; *Provided*, that such utility lines are also effectively concealed from the view of persons within a property/ building or structure without unduly compromising considerations of natural light and ventilation;
- (b) if the billboard and its cantilevered support structure is also used to effectively provide a shelter from the elements for the pedestrians passing underneath; as such, the billboard serves as a component of a virtual covered sidewalk system;
 - (c) if the non-mobile billboard to cover the utility lines is officially permitted by the ONBO and the MMDA (for the MMA) and the DILG (for areas outside the MMA); and
 - (d) if the allowed non-mobile billboard does not exceed 1.2 m in height and provides a clear vertical distance of at least 4.0 m for pedestrians passing underneath.

Section 93. *Assisting Entities*. In compiling the billboard inventory and in the crafting of the IRR of this Act, the ONBO as the lead agency that shall promulgate the IRR, shall collaborate with other national agencies, the concerned LGUs, the MMDA, billboard permit holders, non-governmental organizations and citizens' groups.

Section 94. *National Organization of Non-Mobile Billboard Constructors*. A national organization of Non-Mobile Billboard Constructors must be accredited by the ONBO, and must be registered with the Securities and Exchange Commission (SEC), as a non-profit, non-stock corporation that shall self-regulate the billboard industry in accord with this Act, with oversight functions by the ONBO. Membership in the said organization must be required for all billboard constructors. All companies/ entities desiring to engage in the construction/ erection, alteration and maintenance of non-mobile billboards must be members in good standing of any local, national or international outdoor advertising association and must abide by the Code of Ethics and Guidelines that may be thereafter adopted by such associations, duly approved by the NBO.

Section 95. *Responsible State-Regulated Professional*. Since billboards affect the natural and built environments for which the registered and licensed Architects and/or Environmental Planners are the primarily responsible State-regulated professionals, it shall be unlawful for any natural or juridical person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, use or maintain any billboard or cause the same to be erected unless the signature and dry seal of a registered and licensed Architect or Environmental Planner appears on the construction/ erection plans and specifications of the billboard. The involvement of such a professional shall ensure that all laws and regulations pertaining to the placement/ siting, number, erection and maintenance of billboards are fully enforced.

ARTICLE XIII
PUBLIC BUILDINGS/ STRUCTURES

Section 96. *Design of Public Buildings/ Structures.*

(a) General

- a.1 Public buildings/ structures are permanent edifices owned by the government, whether State/ national or local, its agencies, including government-owned and/or controlled corporations (GOCCs).
- a.2 The design of public buildings/ structures must fully conform to the applicable provisions of this Act. Aside from being logically functional and structurally sound, these must 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.
- a.3 The architectural character of public buildings/ structures must fully express the nature of their function, use or occupancy and must reflect their identity/ character as public buildings/ structures compatible with their total macro/ micro and natural/ built environments.
- a.4 Public buildings/ structures must be designed for permanence but with maximized flexibility to allow for future adjustments in their uses/ occupancies.
- a.5 The use of indigenous and/or locally manufactured/ produced materials such as marble, stone, adobe, clay tiles, wood products, coco wood, *capiz* shells, and the like should be maximized unless their production or usage are banned or regulated by the government to promote the efforts to conserve natural resources.
- a.6 The use of natural light and ventilation by means of proper orientation, cross ventilation, convection, sun control devices and the like should be maximized to conserve energy.
- a.7 Choice of architectural finishes should aim to minimize operating and maintenance costs.
- a.8 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.
- a.9 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 operating and maintenance cost of public buildings or structures.
- a.10 Plans and designs of all public buildings must fully comply with all of the planning and design requirements under this Act its IRR, DRs and Referral Codes (RCs), specifically including the

Fire Code of the Philippines (R.A. No. 9514) and the Accessibility Law (B.P. No. 344).

- a.11 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, for organic planning and design and for ecological balance.
- a.12 The foregoing provisions are not intended to limit the creativity of the designer nor preclude the use of advanced or innovative technology particularly in instances wherein mandated compliances under this Act shall present a major difficulty in or hamper the proper execution of the plan, design or architectural concept.

(b) Site Selection

- b.1 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 systems for practical and economic considerations.
- b.2 Site analysis should show an accurate and thorough understanding of the site. It should include, but not be limited to, consideration of topography, point of access, existing buildings/ structures/ utilities/ services, trees, ground cover, soil characteristics, existing and approved land uses, views and vulnerabilities to flooding, erosion, seismic activity or other threats.
- b.3 The site must be properly and completely described, clearly defining its technical boundaries, showing access thereto such as highway, street/ RROW or alley and indicating legal 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.

(c) Site Development

- c.1 Location and Orientation. Locate and orient the buildings to maximize the use of natural ventilation and lighting and to minimize energy consumption within the constraints of the functional requirements, the topography and site configuration.
- c.2 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.3 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.
- c.4 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 all vehicles and pedestrians, specially for disabled persons.
- c.5 Site Utilities and Services - Provide adequate underground utilities and services such as concrete or masonry trenches with retractable covers for maintenance to help avoid future diggings at roadways/ carriageways. The trench alignments must be coordinated with paving of streets/ RROWS and landscaping works, including future extensions/ expansions, to avoid conflicts with such site elements. The most economical run must be provided to help minimize the possibility of future utility relocation. The location of underground site utilities and services such as power, water supply, sewerage communications and drainage systems must be coordinated to reduce the possibility of utility/ service crossings and contamination.

Section 97. *Aerodromes, Airports and Heliports/ Helipads (as applicable).* The planning and design of all aerodromes, airports and heliports, including helipads on buildings/ structures must be thoroughly coordinated with the CAAP and the DoTC particularly on the applicable standards or combinations thereof i.e. ICAO SARP, CAAP MoS, etc. with respect to airport airside components such as the runway strip (airstrip), runway, taxiways, aprons, etc. and landside components such as terminal buildings, curbside and parking.

Section 98. *Mandated Reference for Design Guidelines, Criteria and Standards (DGCS) for Public Buildings.* The mandated reference for Design Guidelines, Criteria and Standards (DGCS) for all public buildings on Philippine soil shall be the DGCS fo Buildings and related structures, duly promulgated by the DPWH. In the absence of the DPWH DGCS, the NBCP shall serve as the DGCS for all public buildings on Philippine soil.

ARTICLE XIV SUSTAINABLE DESIGN AND GREEN ARCHITECTONICS FOR BUILDINGS/ STRUCTURES

Section 99. Sustainable Design is premised on designing physical objects, the built environment and services to substantially comply with the principles of economic, social

and ecological sustainability, without compromising natural and other resources that must be bequeathed to future generations.

Section 100. The architectonics of a building must be energy-efficient, to effectively reduce energy consumption, water consumption, operating costs and environmental impact.

Section 101. A building must be sustainably planned, designed, used/ occupied, managed and maintained. The key principles of Green Buildings revolve around its site and surroundings, energy/ water/ material efficiency, indoor air quality, waste reduction and low operating/ maintenance costs.

Section 102. The passive Green Building design features of a building require it to use less energy resources while maintaining a comfortable lifestyle for its occupants.

Section 103. The active Green Building design features of a building/ structure imply the use of equipment that run on renewable resources such as wind turbines, solar panels, and the like, that help conserve natural and non-renewable resources.

Section 104. Considerations of proper siting, land utilization, orientation and resource management must be included as primary climate change adaptation features of buildings/ structures and their respective sites/ grounds.

Section 105. The high floodwater line (HFL) to be determined by the DPWH, instead of the sidewalk surface, must be the reference for developing/ constructing the first floor of buildings/ structures. While the constructed levels below the HFL may be used for activities, the same shall not be enclosed.

Section 106. The Water Code provisions on legal easements along waterways must be fully complied with. Failure to comply will subject the violator/s to the penalties prescribed under this Act.

Section 107. The paving material for RROW/ streets and the use of masonry walls and metal roofs for buildings/ structures must be reduced to help address the steady increase in reflected light and heat.

ARTICLE XV BASEMENTS

Section 108. *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 (RRROW) width that services the lot on which the basement can be constructed should be at least ten (10.0) m 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 this Act's prescriptions for introducing natural light and ventilation into all basement levels are first satisfied, the maximum depth of the basement can then be made equal to fifty percent (50%) 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 (1/3) 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 and may extend by a minimum clear distance of one point four (1.4) m from the OFB at grade level;
- (f) The OFB at the second and lower basement levels shall follow the line of the OFB at grade level; and
- (g) All drainage structures below grade shall not exceed the OFB below grade.

Section 109. *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 three (3.0) m shall be located at the center of the building and shall traverse the entire combined height of the building above and below grade;
- (b) Secondary or support natural light and ventilation shaft/s (angular) with a clear distance of at least one point two (1.2) m 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 sixty degrees (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.

ARTICLE XVI THE PUBLIC DOMAIN

[LEGAL EASEMENTS, VIEW CORRIDORS/ SIGHT LINES, STREETS/ ROAD
RIGHT-OF-WAY (RROW) AND SIDEWALKS/ ARCADES]

Section 110. *Legal Easements.*

(a) As it is situated outside of private property limits, the legal easement is public land i.e. public domain, that should be equally enjoyed by all members of the community. The legal easement must not be used for any form of building/ structure that may go against the easement's public recreational character and as such, the following uses and others similar thereto are absolutely prohibited:

- a.3 Residential and like uses whether temporary or permanent;
- a.4 Long-term or overnight vehicle parking i.e. unless the easement is duly designated by law as day and/or night pay-parking zones;
- a.5 As a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like;
- a.6 Use of the easement for the conduct of specific commercial, institutional and/or industrial activities not compatible with its stated character;
- a.7 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
- a.8 Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public.

(b) Allowed or Encouraged Structures/ Developments Within Legal Easement

- b.1 If wider than nine (9.0) m, the legal 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.
- b.2 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.
- b.3 The allowed structures/ developments include:
 - b.3.1 hardscaped (paved) pedestrian access-ways such as walks, footpaths or arcades (covered or roofed sidewalks without any habitable structures above or below it);
 - b.3.2 temporary or movable hardscape elements such as gazebos, sheds, fountains and like structures with large footprints must not encroach on the easement;
 - b.3.3 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;

- b.3.4 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;
- b.3.5 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
- b.3.6 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).

(c) Disallowed and Prohibited Structures/Developments Within Legal Easements

- c.1 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;
- c.2 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
- c.3 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.

Section 111. *View Corridors and/or Sight Lines.*

(a) Preservation of View Corridors and/or Sight Lines

- a.1 The carriageway/ roadway portion of the RROW shall be free of structures, particularly commercial signs or sign structures that will impede the view corridor and sight lines within the RROW.
- a.2 To dignify very important public or historical/ cultural buildings/ structures, all forms of commercial signs and sign structures intruding into RROW leading to or away from such

buildings/ structures must not be allowed. Specifically disallowed from such RROW are commercial signs and sign structures such as non-mobile billboards supported from any building wall or projection (such as arcades).

- a.3 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.
- a.4 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.

Section 112. *Streets/ Road Rights-of-Way (RROWs).*

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

- (b) RROW Development Levels. The RROW consists of three (3) different physical levels as follows:

- b.1 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 must be relinquished 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. The minimum clear height for the utilization of air rights above RROW shall be four point twenty seven (4.27) m from the finished crown elevation of the roadway/ carriageway.
- b.2 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 relinquished by the government/ general public and should therefore be compensated i.e. leased and paid for by the development proponent/ end-user/ beneficiary.
- b.3 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 relinquished by the government/ general public and should therefore be compensated i.e. leased and paid for by the development proponent/ end-user/ beneficiary.

- (c) Allowed or Encouraged Structures/ Developments Within the RROW. 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:
- c.1 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;
 - c.2 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 signs and signage structures on the exterior of the commercial structure are disallowed and prohibited;
 - c.3 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, noncommercial traffic and directional signages and the like; and
 - c.4 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.
- (d) Disallowed and Prohibited Structures/ Developments at RROW. 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 these:
- d.1 Any form of semi-permanent/ permanent or semi-enclosed/ enclosed commercial structure/ use and like structures/ uses;
 - d.2 Any form of temporary, semi-permanent/ permanent or semi-enclosed/ enclosed residential structure/ use and like structures/ uses;
 - d.3 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.4 Long-term or overnight vehicle parking i.e. unless duly designated as day and/ or night pay-parking zones;

- d.5 As a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like;
 - d.6 The conduct of other commercial/ business/ industrial activities incompatible with the character of the RROW;
 - d.7 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
 - d.8 Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public.
- (e) Access to Buildings/ Structures/ Dwellings. 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/ street directly connecting said buildings or units to a public street/ RROW or alley as follows:
- e.1 For commercial or industrial areas, sufficient lane widths, shoulders and maneuvering spaces for long-bodied/ articulated vehicles should be considered within the RROW.
 - e.2 Privately-owned RROW/ streets shall be duly registered and annotated in the lot title as such for as long as the apartments, rowhouses, etc., using said RROW/ street, still exist.
 - e.3 Alignment of RROW/ street shall be integrated into the existing street/ road network, particularly with the provision of chafans of the appropriate width.
 - e.4 No obstruction should exist within the RROW/ streets servicing multiple housing of more than seventy five (75) dwelling units.

Section 113. *Sidewalks.*

- (a) Subject to existing laws and regulations, the local planning authority shall determine which street/ RROW shall have an open sidewalk or an arcaded (covered) sidewalk, or a combination of both.
- (b) The minimum width of the sidewalk for a RROW width of nine (9.0) m or more must be one point two (1.2) m on each side of the RROW or a total of two point four (2.4) m on both sides of the RROW/ street.
- (c) Sidewalk widths must be based on the following considerations:
 - c.1 Volume of pedestrians (end-users, visitors and the like) who will use the sidewalk on a regular basis;
 - c.2 Type, intensity or level of operation and size/ expanse of the allowed uses/ occupancies along the RROW;
 - c.3 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 within the width of the sidewalk;
 - c.4 The width of the planting strips;
 - c.5 The spatial needs for servicing utility/ service lines underneath the sidewalk and for utility/ service poles;

- c.6 Compliance with accessibility requirements as stipulated under B. P. No. 344 (Accessibility Law);
 - c.7 Provisions for commuters e.g. waiting sheds, loading/unloading areas and the like;
 - c.8 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;
 - c.9 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
 - c.10 Climate, light, ventilation, safety, security and overall maintenance of the sidewalk and all its surface areas.
- (d) Sidewalks shall be of uniform width throughout the entire length of the street/ RROW. The sidewalk width grade and finish of the dominant use/ occupancy along the RROW shall be generally observed.
 - (e) The width of the sidewalk must include both the paved and unpaved (planted) portions.
 - (f) The minimum width of the planting strip (for grass and shrubs) is two hundred (200.0) mm for each side of the RROW. The minimum width of planting strip (for trees) is three hundred (300.0) mm for each side of the RROW.
 - (g) The sidewalk pavement must have a non-slip surface and must slope down from the building line towards the curb line at not more than 1/50 and shall level off with the curb.
 - (h) Sidewalks of two (2.0) m or more in width shall include on its outer side a planting strip of not less than eight hundred (800.0) mm in width up to a maximum of one-third (1/3) of the allowed sidewalk width, separating the curb from the sidewalk pavement. The planting strip must always be near the curbline.
 - (i) Combined open and arcaded sidewalks shall be provided with a planting strip of not less than eight hundred (800.0) mm in width up to a maximum of one-third (1/3) of the allowed sidewalk width, as a separating strip between the arcaded portion and the open portion of the sidewalk.
 - (j) Grade of Sidewalks
 - j.1 Sidewalks shall, as much as possible, be level and of uniform grade throughout the entire length of the street/ RROW.
 - j.2 Whenever the slope of the street does not exceed 1/12, the sidewalk grade shall follow the level or slope of the street/ RROW.
 - j.3 Whenever the slope of the street is 1/10, the sidewalk shall be maintained level for every twenty to forty (20.0 to 40.0) m of run. Sidewalks of different levels shall be joined by means of a ramp having any convenient slope not exceeding 1/6.

- j.4 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 $1/10$.
- (k) Driveways, Entrances and Exits and Driveways Across Sidewalks
 - k.1 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 $1/4$.
 - k.2 Whenever the height of the curb is more than two hundred (200.0) mm, the 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.
 - k.3 Entrances and exits of buildings abutting sidewalks shall be made of either ramps or steps.
 - k.4 Entrance and exits ramps shall have a slope not exceeding $1/10$.
 - k.5 Entrance or exit steps shall have treads of not less than three hundred (300.0) mm. The minimum number of steps shall be two (2) with risers not exceeding one hundred (100.0) mm.
 - k.6 No portion of either entrance or exit ramps or steps shall intrude into the sidewalk pavement.
- (l) Obstruction on Sidewalks
 - l.1 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.
 - l.2 Planted areas forming part of the sidewalk or arcade shall not be fenced in to allow the passage of pedestrians and disabled in transit.
- (m) Curb Configurations
 - m.1 Mountable curbs shall only be allowed if the sidewalk width on each side of the RROW is at a minimum of five (5.0) m wide.
 - m.2 For greater protection of pedestrians and the disabled, raised curbs are encouraged for use along sidewalks that are less than five (5.0) m in width.

ARTICLE XVII

ARCHITECTURAL DOCUMENTS

Section 114. *Architectural Documents*. Architectural Documents are architectural drawings, specifications and other outputs of a registered and licensed

Architect that only an Architect can sign and seal consisting, among others, of vicinity maps, site development plans, architectural program, space plans, perspective drawings, architectural floor plans, elevations, sections, ceiling plans, schedules, detailed drawings, technical specifications and cost estimates, and other instruments of service in any form.

The following list and definitions of the basic architectural documents, shall hereafter govern the classification, submission, transmittal, acceptance, processing, review, approval, reference, use, storage, archiving, filing, retrieval, reproduction, crediting/ attribution and related activities pertaining to all buildings/ structures for human habitation on Philippine soil, to wit:

- 1) The Perspective is an approximated architectural representation on a flat surface of an image as it is perceived by the eye. The key concepts are that: a) the perspective is the view from a particular fixed viewpoint; b) the horizontal and vertical edges in the object are represented by horizontals and verticals in the drawing; c) lines leading away into the distance appear to converge at a vanishing point; d) all horizontals converge to a point on the horizon, which is a horizontal line at eye level; and f) verticals converge to a point either above or below the horizon. The basic types of architectural perspectives are: a) exterior perspective, which offers a view of a development, building or structure from anywhere outside the exterior walls of such a proposed development; and b) interior perspective, which offers a view of a development, building or structure from anywhere inside the walls of such a proposed development. The basic classification of architectural perspectives is by the number of vanishing points, to wit: a) one point perspective, where objects facing the viewer are orthogonal, and receding lines converge to a single vanishing point; b) two point perspective, is the normal convention, with all the verticals drawn as verticals on the page, and which reduces distortion by viewing objects at an angle, with all the horizontal lines receding to one of two vanishing points, both located on the horizon; and c) three point perspective, which introduces additional realism by making the verticals recede to a third vanishing point, which is above or below depending upon whether the view is seen from above or below, and which gives a casual, photographic snapshot effect. The basic views governing architectural perspectives are: a) aerial or bird's eye view, which is the view as seen (or imagined) from a high vantage point; b) normal or man's eye view which is set at eye level, which is at approximately 1.5 meters above finished grade; and c) below grade or worm's eye view, which offers an imagined view of a development, building or structure from below finished grade; and d) sectional view which offers a cutaway view of the architectural interior of a building or structure by combining a sectional and perspective drawing.
- 2) The Site Development Plan (SDP) is an architectural drawing that shows the whole context of a building or group of buildings, showing property boundaries and the means of access to the site, and nearby structures if these are relevant to the architectural plans and designs. For a development sited in urban areas, the SDP must show adjoining streets to demonstrate how the architectural plan and design fits in to the urban fabric. Within the site boundary, the SDP gives an

overview of the entire scope of work such as both pre-existing and proposed developments, buildings and structures, usually as a building footprint; road rights of way (RROWs), parking slots, footpaths, locations of hard and soft landscaping elements, urban design and street furniture elements including signages and way-finding devices, all the services connections such as drainage and sewer lines, water supply, electrical and communications cables, exterior lighting etc., and the like. SDPs are commonly used to: a) represent a building proposal prior to detailed design by using the SDP as a tool for deciding both the site layout and the size and orientation of proposed buildings; and b) verify that a development proposal complies with national and local development/ physical planning/ building laws and regulations, including restrictions on historical sites. In this context the SDP forms part of lawful compliances with such development controls/ restrictions.

- 3) The Floor Plan is the most fundamental architectural diagram/ drawing, which is essentially a view from above showing the arrangement of spaces in building in the same way as a map, but showing the relationships of such spaces at a particular level of/ location within a building/ structure. Technically it is a horizontal section cut through a building (conventionally at a minimum distance of one meter above the finished floor line), showing walls, windows and door openings and other features at that sectioned level. The plan view includes anything that could be seen below that level: the floor, a portion of the stairs, fittings and sometimes furniture/ fixtures/ equipment. Objects above the plan level such as beams/ girders are indicated on the floor plan as broken lines. Geometrically, the floor plan is defined as a vertical orthographic projection of an object on to a horizontal plane, with the horizontal plane cutting through the building/ structure. The floor plan evolves from prior sequential architectural activities such as general and specific researches including space-time-motion and anthropometric studies as well as the identification of user requirements, code searches to identify applicable laws and regulations, site analyses, space and architectural programming and space planning.
- 4) The Section represents a vertical plane cut through the development/ building/ structure, in the same way as the floor plan, which is a horizontal section viewed from the top. In the section view, everything cut by the section plane is shown as a bold line, often with a solid fill to show objects that are cut through, and anything seen beyond are shown in a thinner line. Sections are used to describe the relationship between different levels of a building which would be difficult to understand from floor plans alone. A sectional elevation is a combination of a cross section, with elevations of other parts of the building seen beyond the section plane. Geometrically, a cross section is a horizontal orthographic projection of a building/ structure on to a vertical plane, with the vertical plane cutting through the building/ structure.
- 5) The Elevation is a view of a development/ building/ structure seen from one side, or a flat representation of one façade. This is the most common view used to describe the external appearance of a development/ building/ structure. Each elevation is labeled in relation to the road right-of-way (RROW) it faces and in

relation to its position with respect to the lot or site, e.g. the front elevation of a building is the side that most closely faces or is directly seen from the RROW while the side elevations are the views of the development/ building/ structure as seen from just outside the side lot/ property lines. Since buildings/ structures are mostly as simple rectangular shaped plans, there are at least 4 elevations. Geometrically, an elevation is a horizontal orthographic projection of a building on to a vertical plane, the vertical plane normally being parallel to one side of the building.

- 6) The Detailed Architectural Drawings show a small part of the proposed construction/ retrofit/ rehabilitation/ expansion work at a larger scale, to show how the component parts fit together. These are also used to show small surface details, for example decorative elements forming part of the architectural interiors. Section drawings at large scale are a standard way of showing building construction details, typically showing complex junctions (such as floor to wall junction, window openings, eaves and roof apex) that cannot be clearly shown on a drawing that includes the full height of the development/ building/ structure. A full set of construction details needs to show plan details as well as vertical section details. One detail is seldom produced in isolation: a set of details shows the information needed to understand the construction in three dimensions. Modern buildings need to be fully detailed because of the proliferation of different building products, methods and possible solutions.
- 7) The Architectural Specifications provide a set of qualitative and quantitative statements that detail what a project implementation entity must do/ perform in order to fully comply with and realize the architectural plan and design intents and that state measurable criteria that must be met in such an implementation effort. The Architectural Specifications form a major component of the Technical Specifications which, together with the architectural plans/ designs and the engineering layouts and calculations, are annexed to a construction contract. The typical contents of the Architectural Specifications are the architectural requirements, success measures, implementation/ construction/ maintenance/ operation guidelines, specifications and standards, testing, documentation and the like to cover the following works: general site development, architectural construction and finishing including tinsmithry, decorative metalwork, ceiling systems, tilework and the like, insulation and indoor environmental controls, moisture control, soil treatment, masonry, carpentry/ cabinetry/ built-in items, fenestrations (doors and windows), millwork, painting, acoustics, lighting, hardware, equipment, fixtures and equipment (such as elevators, walkalators and escalators), signages and way-finding devices, traffic and parking management, waste management, accessibility compliances, fire and life safety compliances, and the like. The Architectural Specifications evolves over the course of the project from Brief to Outline to Performance to Preliminary to Technical Specifications.
- 8) The Architectural Schedules that present the descriptive details of architectural finishes, fenestrations, hardware, fixtures (including sanitary and lighting), equipment and other building elements in summarized matrix form.

- 9) The Architectural Estimates that present the cost of the architectural work with sufficient breakdown and that evolves over the course of the project from Budgetary or Parametric to Revised Budgetary to Preliminary to Detailed Estimates.

The following matrix of architectural work scopes, architectural documents and signatories, shall hereafter similarly govern the classification, submission, transmittal, acceptance, processing, review, approval, reference, use, storage, archiving, filing, retrieval, reproduction, crediting/ attribution and related activities pertaining to all architectural documents for all buildings/ structures for human habitation on Philippine soil, to wit:

A. Architectural Scope of Work [under Sec. 3 (4) of R.A. No. 9266]	B. ARCHITECTURAL DOCUMENTS (Minimum Listing Only, as may later be expanded by the NBO through a separate Resolution)	C. Lawful Preparer, Signatory and/or Dry-Sealing Entity
1. Preparation of Preliminary, Technical, Economic and Financial Feasibility Studies (or Pre-Feasibility Studies) requiring the Preparation of Architectural Plans, Models and Project Promotional Services and Consultation and General Consulting i.e. giving oral or written advice and directions, conferences, evaluations, investigations, quality surveys, appraisals and adjustments, Architectural and Operational Planning, Site Analysis and Other	i. Reportage and Architectural Components of Preliminary, Technical, Economic and Financial Feasibility Studies (or Pre-Feasibility Studies); ii. Concept Level , to Preliminary Level Architectural Plans/ Designs; iii.Virtual (3D) and Scale Models; and iv.Project Promotional Services e.g. marketing collateral, brochures, flyers, exhibit boards/ panels, 3D walk-through/ animation presentations, Powerpoint presentations and printouts, and the like; v. Project Philosophy, Concept and Description document/s; vi.Project Brief with Summary of User Requirements, Schematic/ Conceptual through Preliminary Level Architectural Documents (Plans/ Designs/ Drawings) including Outline Specifications and Minimum Performance Standards; and vii. Property Brief (including discussions on development restrictions/ limitations and	Consulting Architect (CA), duly registered and licensed under R.A. No. 9266

Pre-Design Services and Project Packaging and related Pre- Design Services	manner of product marketing and disposition); viii. Similar/ related documents; ix. Other documents/ deliverables pertaining to professional architectural services appearing in the 2010 STANDARDS OF PROFESSIONAL PRACTICE (SPP, denominated as Board Resolution No. 03, Series of 2010), No. 201 (Pre-Design Services); and x. Applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 206 (Comprehensive Architectural Consulting Services) and/or in the 2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS) and/or in the 2010 SPP No. 208 (Architectural Design Competition/ ADC), as applicable, or as may later be determined by the Board through a separate Resolution.	
2. Site and Physical Planning (including Urban Design)	i. Site Ocular Inspection Report (with Recommendations); ii. Site Analyses Report (with Recommendations); iii. Initial Site and Physical Planning Report (with Site Development Program, the Property Development Brief, the Physical Planning Brief and Summary of User Requirements and the Outline Development Specifications); iv. Conceptual Master Development Plan (CMDP); v. Preliminary Master Development Plan (PMDP); vi. Detailed Master Development Plan (DMDP, (with Land Use Distribution and Site Development Plan/ SDP as needed); vii. Draft Deed of Restrictions (DoR);	Consulting Architect (CA) and/or the Architect-of-record(AoR), both duly registered and licensed under R.A. No. 9266

	viii. Draft Design and Development Guidelines (graphically illustrated); ix. Powerpoint and 3D presentations, including 3D animation/ walk-through presentations, exhibit boards/ panels, etc.; x. Budgetary Development Cost Estimate; xi. Other documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 201 (Pre-Design Services), and/or in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 206 (Comprehensive Architectural Consulting Services) and/or in the 2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS) and/or in the 2010 SPP No. 208 (Architectural Design Competition/ ADC), as applicable, or as may later be determined by the Board through a separate Resolution.	
3. Space Planning and Architectural/ Building/ Site Programming and the Lay-outing and Utilization of Spaces within and surrounding such buildings or structures	i. Space Planning Survey Form; ii. Report on Space Planning Survey Results; iii. Space Planning Brief, which may include Space, Time & Motion Studies and Anthropometric Studies, Connection Diagrams and Proximity Matrices, the Space Program, Space Plans, Stacking Diagrams, and the like; iv. Architectural Design Brief, which may include the Architectural Program; and v. Other applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 206 (Comprehensive Architectural Consulting Services) and/or in the	Consulting Architect (CA) and/or the Architect-of-record(AoR), both duly registered and licensed under R.A. No. 9266

	2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS), as applicable, or as may later be determined by the Board through a separate Resolution.	
4. General Architectural Design (Schematic Design, Design Development, Contract Documents and Periodic Construction Supervision/ PCS Services and the Preparation of Architectural Plans, Specifications, Bill of Materials, Cost Estimates, General Conditions and Bidding Documents covering New Construction, Enlargement, Conservation, Renovation, Remodeling, Restoration or Alteration of a Building or Group of Buildings) and Architectural Coordination i.e. architectural lay-outing of mechanical, electrical, electronic, sanitary, plumbing, communications and other utility systems, equipment	a. Architectural Plans/ Designs/ Drawings/ Details i. Vicinity Map/ Location Plan within a two kilometer (2.0 km) radius for commercial, industrial, and institutional complex and within a half (0.5) km radius for residential buildings, at any convenient scale showing prominent landmarks or major road rights-of-way (RROWs) for ready reference; ii. Site Development Plan (SDP) showing technical description, boundaries, orientation and position of the proposed building/ structure in relation to the lot, existing or proposed access road right-of-way (RROW) 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. Exterior perspective drawn at a convenient scale and taken from a vantage point (bird's/ man's/ worm's eye view/ level); iv. Floor Plans drawn to scale of not less than 1:100 meters (m) showing the gridlines, complete identification of rooms/ areas/ functional spaces, floor finishes, elevation indices, door and window tags, etc.; v. Elevations, at least four (4), of the same scale as Floor Plans showing the gridlines, natural and finish grade elevations, floor to floor heights, door and window marks, type of material and exterior	Architect-of-record (AoR) with/ without a Consulting Architect (CA), both duly registered and licensed under R.A. No. 9266

and fixtures and Architectural Detailing and Architectural Support Services i.e. contract document production, architectural rendering, scale model-making, etc.)	finishes; elevation indices, adjoining existing structure/s, if any (shown in single hatched lines), etc.; vi. Sections, at least three (3), including at least one (1) Bay Section, showing the gridlines; natural and finish grade levels, outlines of cut and visible structural parts, doors and windows properly labeled and reflecting the direction of swing/ opening, partitions, built-in cabinets, elevation indices, identification of room/ areas/ functional spaces cut by section lines; vii. Reflected Ceiling Plan (RCP) showing the design, location, finishes, specifications of materials, lighting fixtures, diffusers, decorations, air conditioning exhaust and return grills, sprinkler nozzles, if any, etc., at a scale of at least 1:100 m; viii. Ceiling Cavity Plan (as needed) showing the design, location, finishes, specifications of materials, lighting, equipment locations, catwalks, if any, etc., at a scale of at least 1:100 m; ix. Roof or Deck Level Plan showing the design, location, finishes, perimeter protection, equipment layout, specifications of materials, etc., at a scale of at least 1:100 m; x. Roof Cavity Plan (as needed) showing the design, location, finishes and specifications of materials, lighting, equipment locations, catwalks, if any, etc., at a scale of at least 1:100 m; xi. Details, in the form of plans, elevations, sections, etc.: (a) Typical wall/ bay sections from ground to roof; (b) Stairs, interior and exterior; (c) Fire escapes/ exits;	Architect-of- record (AoR) with/ without a Consulting Architect (CA), both duly registered and licensed under R.A. No. 9266
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	(d) Built-in cabinets, counters and fixed furniture; and (e) All types of partitions ix. Schedules of Doors and Windows showing their types, designations/ marks, dimensions, materials, and number of sets; x. Schedules of Finishes and Hardware, showing in graphic form, surface finishes and hardware assemblies/ sets specified for all rooms, floors, ceilings, walls including trims for all building spaces per floor level; xi. Details of other major architectural elements; xii Architectural Outline and Technical Specifications; and xiii. Architectural Budgetary and Detailed Cost Estimates.	Architect-of-record (AoR) with/ without a Consulting Architect (CA), both duly registered and licensed under R.A. No. 9266
	b. Accessibility Plans/ Designs/ Drawings/ Details i. Plans and specific locations of all accessibility facilities at scale of at least 1:100 m; and ii. 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. (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;	Architect-of-record (AoR) with/ without a Consulting Architect (CA), both duly registered and licensed under R.A. No. 9266

	(j) Accessible access symbols and directional signs; (k) Reserved parking for disabled persons; c. Fire and Life 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/ operable windows and fixed/ operable 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 d. Other Related Documents i. Tender/ Bid Documents covering Architectural and Architectural Interior Components; ii. Architect's Periodic Construction Supervision (PCS) Inspection Report; iii. Architect's Punchlist Inspection Report; iv. Sustainable Architectural Design Plans/ Designs/ Details; xi. Other documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 202 (Regular Design Services); xii. The Architectural Design Brief which may contain the minimum performance standards and specifications (MPSS) or outline specifications; and xiii. Other applicable documents/	
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	deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 206 (Comprehensive Architectural Services).	
5. Architectural Interiors (AI)	a. Architectural Interior (AI) Plans/ Designs/ Drawings/ Details i. the Architectural Interior Brief which may contain the Space Plan/s or layout/s of architectural interior/s, furniture/ furnishing/ equipment/ process layout/s and the MPSS or outline specifications; ii. Architectural interior perspective/s; iii. Access plan/s, parking plan/s and the like; iv. Detail design of major architectural interior elements; v. Plan and layout of interior, wall partitions, furnishing, furniture, equipment/ appliances at a scale of at least 1:100 m; vi. Architectural Interior wall elevations showing finishes, switches, doors and convenience outlets, cross window sections with interior perspectives as viewed from the main entrance at scale of at least 1:100 m; vii. Floor/ ceiling/ wall patterns and finishing details; viii. List of architectural interior materials used; ix. Sustainable Architectural Interior (AI) Design Plans/ Designs/ Details; x. Architectural Interior Outline and Technical Specifications; xi. Architectural Interior Budgetary and Detailed Cost Estimates; xii. Other documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 202 (Regular Design Services) and SPP No. 203 (Specialized Architectural	Architect-of-record (AoR) with/ without a Consulting Architect (CA), both duly registered and licensed under R.A. No. 9266

	Services); and xiii. Other applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 206 (Comprehensive Architectural Services).	
6. Structural Conceptualization, Architectural Lighting and Acoustics, Architectural Conservation and Restoration, Building Administration and Housing Design and Community Architecture	Applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 206 (Comprehensive Architectural Consulting Services) and/or in the 2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS), as applicable, or as may later be determined by the Board through a separate Resolution.	Consulting Architect (CA), duly registered and licensed under R.A. No. 9266
7. Project Management of architectural, engineering and allied design and/or consulting services	i. Documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 201 (Pre-Design Services); and ii. Applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 206 (Comprehensive Architectural Consulting Services) and/or in the 2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS), as applicable, or as may later be determined by the Board through a separate Resolution.	Consulting Architect (CA) with the Architect-of-record(AoR), both duly registered and licensed under R.A. No. 9266
8. Construction and Project Management and giving general management, administration, supervision, coordination and	i. All documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 204-B (Construction Management Services) and SPP No. 204-A (Fulltime Supervision Services); and	Architect-in-Charge of Construction (AiCC) with/ without the Architect-of-record(AoR),

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	ii. All documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 205 (Post-Construction Services) and SPP No. 206 (Comprehensive Architectural Services)	both duly registered and licensed under R.A. No. 9266
9. Design-Build Services	All documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 207 (Design-Build Services).	AiCC and the AoR, both duly registered and licensed under R.A. No. 9266
10. Construction Arbitration (and Mediation) and Architectural Photography, Writing, Journalism and Critiquing	Applicable documents/ deliverables pertaining to professional architectural services appearing in the 2010 SPP No. 203 (Specialized Architectural Services) and/or in the 2010 SPP No. 209 (Professional Architectural Consulting Services/ PACS), as applicable, or as may later be determined by the Board through a separate Resolution.	CA, duly registered and licensed under R.A. No. 9266, in a capacity as Arbitrator/ Mediator or Journalist
11. Teaching of Architectural Subjects, including Architectural Computer-Aided Design (CAD)	i. Architectural Subject Syllabus and Lesson Plan; ii. Architectural Lectures and Presentations; iii. Baccalaureate, graduate and post-graduate curricula; and	CA, duly registered and licensed under R.A. No. 9266, in a capacity as Lecturer/

	iv. Pertinent CHED or TESDA documents or as may later be determined by the Board through a separate Resolution.	Instructor/ Dean/ Department or School Head
12. Other Architectural Practice Documents	i. Architectural Services Proposal and Attachments; ii. Architectural Services Contract and Annexes; iii. Practice Documents to be issued by the Board and/or the integrated and accredited professional organization of architects (IAPOA); and iv. All electronic, reproducible and distributable copies of all of the above.	CA, AiCC and/or the AoR, all duly registered and licensed under R.A. No. 9266

Section 115. *Signing and Sealing of Architectural Documents.* The preparation, signing and dry-sealing of ALL forms of architectural plans, designs, drawings, details, specifications, estimates and the like, collectively referred to as architectural documents, shall form part of the exclusive scope of work and professional domain of registered and licensed architects (RLAs) as defined by law.

Only duly registered and 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 and that:

- (1) 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; and
- (2) 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.

Section 116. *Qualifying Documents for the Signing and Sealing of Architectural Documents.* The registered and licensed 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 or issues in connection with the practice of his/her profession.

Architectural documents relative to the construction of a building shall bear the seal and signature only of a duly registered and licensed Architect together with his/her professional identification card number and the date of its expiration." The privilege tax receipt (PTR) shall also accompany all architectural documents submitted for building or ancillary permit application purposes. Only such requirements shall heretofore accompany all forms of architectural documents submitted/ transmitted/ received for official review and approval relative to the issuance of government permits;

Section 117. *Restriction on the Signing and Sealing of Architectural Documents.* 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. It shall be unlawful for any person 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 are duly registered/licensed, otherwise, 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 nonregistered and unlicensed persons to do so. 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."

Section 118. *Penal Clause on the Signing and Sealing of Architectural Documents by Unqualified/ Unregistered Persons.* Any person who shall practice or offer to practice architecture in the Philippines without being registered/licensed in accordance with the provisions of the Architecture Act of 2004, 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, 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) months or not exceeding six (6) years, or both, at the discretion of the Court.

Section 119. *Only Qualified Persons to Review Architectural Documents.* 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, particularly the act of processing, reviewing and approving architectural documents shall be filled only by registered and licensed architects.

The official review, process and approval of architectural documents for purposes of securing government permits must hereafter be performed only by RLAs

Section 120. *Implementation and Enforcement 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 render assistance in implementing and enforcing the provisions of this Act and shall take active steps to prosecute any person violating the provisions of the same. Any person may bring before the NBO, cases pertaining to violations of this Act committed by any person or party.

ARTICLE XVIII THE ARCHITECTURAL PERMIT FORM

Section 121. *Architectural Permit.* The Architectural Permit, an ancillary permit, must be secured from the OBO by a building owner, through the registered and licensed architect, prior to the conduct of any detailed architectural design activity. When an architectural permit is issued by the OBO, the information pertaining to the names of the building owner and the registered and licensed architect who prepared the subject architectural documents shall be posted at a conspicuous place within twenty four (24) hours of the issuance of the architectural permit.

Section 122. *Architectural Permit Form.* The Architectural Permit Form (APF), an ancillary permit form, was approved for use by the DPWH on 20 December 1999 by the then DPWH Secretary as part of the year 2000 Architectural Code of the Philippines (ACP), adopted as a Referral Code of P.D. No. 1096 (1977 National Building Code of the Philippines/ NBCP). The APF must be used by the LGU Building Officials/ BOs nationwide for the processing, review and approval of all architectural documents.

The APF must detail all the architectural computations relating to a building's lot area, footprint, setbacks, yards, building height and volume, incremental setbacks and the like.

ARTICLE XIX
MISCELLANEOUS PROVISIONS

Section 123. *The IAPOA.* Since the IAPOA shall play a key role in the review of architectural plans and in the recommendation to issue an architectural permit, the IAPOA must become a genuinely integrated organization, and must embrace all existing architectural organizations on Philippine soil. Such architectural organizations shall be given an equitable role in the policy decisions and administration of the IAPOA.

Section 124. *Only Philippine Registered and Licensed Architects to Own Registered Architectural Firms.* Only natural persons who are Philippine registered and licensed architects (RLAs) shall own architectural firms which must be registered under law to lawfully offer and undertake architectural services for projects on Philippine soil. Architectural firms which do not have the required ownership by RLAs shall not offer nor undertake architectural services.

Section 125. *Foreign Architects Only as Natural Persons.* Only natural persons shall serve as foreign architects (FAs) for projects on Philippine soil. Thus, juridical persons cannot serve as FAs for projects on Philippine soil. To qualify to practice architecture on Philippine soil, the FA, as a natural person, must first be duly qualified to practice architecture in his/ her home country and must possess a Special/ Temporary Permit (STP) to practice architecture on Philippine soil, duly issued by the PRC in full accordance with law.

Section 126. *Major National and Local Awards for Architectural Work.* Only the IAPOA and the existing architectural organizations shall officially nominate to an awarding body the registered and licensed architects who shall be the intended recipient of a major national or local Government Award for architectural work.

ARTICLE XX
TRANSITORY AND FINAL PROVISIONS

Section 127. *Existing Buildings and Structures.* All buildings or structures constructed under P.D. No. 1096 or complementing existing city or municipal building codes or ordinances, if lawfully constructed in accordance therewith from 1977 through 2011, shall be respected subject to such limitations established in this Act.

However, all alterations, additions, enlargement/ expansions, fitout, conversions, and/or repairs, rehabilitation, renovation, retrofit, to be made in such building or structures shall be subject to the provisions of this Act.

Section 128. *Implementing Rules and Regulations (IRR).* Within ninety (90.0) days after the effectivity of this Act, the NBO, in full consultation with the pertinent Professional Regulatory Boards (PRBs) under the PRC, and in coordination with other agencies of the national and local governments, the NBO and the ONBO must

adopt and promulgate such rules and regulations, 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 thrice for three (3) consecutive weeks in a newspaper of national circulation. An updating/ amendment of the IRR shall be undertaken by the ONBO every two (2) years, including the provision/s on the permit and related fees.

The portion of the IRR of this Act, which must specifically address the proper spacing, density, sizing and proportioning/ configuration and format of non-mobile billboards within RROWs/ streets as partly determined by allowed vehicle speeds, ROWs and legal easements, must be crafted by the ONBO, DoTC and the MMDA for the Metropolitan Manila Area (MMA) and by the ONBO, the DoTC, DILG and the provincial LGUs for all other areas outside the MMA, The concerned private sector entities shall assist the said agencies in completing their tasks.

Depending on future need, the ONBO, again in full consultation with the concerned PRBs under the PRC, must also prepare and promulgate the necessary guidelines, standards and manuals of procedure in accordance with the IRR of this Act.

Section 129. *Interim Implementing Rules and Regulations (IIRR)*. Until such time that the IRR of this Act is promulgated by the NBO, the interim implementing rules and regulations for this Act shall be the 2004 Revised IRR of P.D. No. 1096 (1977 NBCP). All circulars promulgated by the Office of the DPWH Secretary (acting as the NBO) prior to 2013 shall only continue to have binding force and effect, when not in conflict with any of the provisions of this Act or until revoked or amended by the NBO.

Section 130. *Separability Clause*. If any provision of this Act or the application thereof to any person or circumstance be declared unconstitutional or invalid for any reason, the same shall not affect the validity of the other provisions, which shall remain valid and subsisting.

Section 131. *Repealing Clause*. All laws, decrees, provisions of charters, executive issuances, orders, circulars, ordinances, rules and regulations, guidelines, standards, procedural manuals or parts thereof contrary to or inconsistent with any provision of this Act are hereby repealed, amended or modified accordingly. The inconsistent parts of the following portions of existing laws are hereby expressly repealed:

- (a) Sections 204, 206 and 302 of P.D. No. 1096, otherwise known as the NBCP; and
- (b) Section 477 of R.A. 7160 with respect to the appointment of City/ Municipal Engineers as Acting Building Officials.

Section 132. *Enforcement of the Act*. It shall be the primary duty of the ONBO/ NBO, in collaboration with the LGU OBOs/ LBOs to effectively enforce the provisions of this Act. All duly constituted law enforcement agencies, including the concerned PRBs of the PRC, and officers of national, provincial, city or municipal

government or of any political subdivision thereof, shall, upon the call or request of the ONBO/ NBO, render unqualified/ unconditional 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 ONBO/ NBO and shall render legal assistance as may be necessary in carrying out the provisions of this Act.

Section 133. *Penal Clause.* Violations of the NBCP shall be jointly determined by a joint inspection team composed of representatives of the LGU OBO, the RLA who prepared, signed and sealed the architectural, and allied plans/ designs and documents of the building/ structure and the RLA representatives of local chapters of the IAPOA.

Violations of this ACP and its IRR, including major violations of the NBCP and its IRR, shall be subject to fines and penalties.

It shall be unlawful for any natural or juridical person, to erect, construct, fitout, expand/ enlarge, alter, repair, renovate/ rehabilitate, retrofit, move, improve, remove, convert, demolish, equip, use, occupy, or administer/ maintain any architectural component of a building or structure or non-mobile billboard or cause the same to be done contrary to or in violation of any provision of this Act.

Any natural or juridical person, who shall violate any of the provisions of this Act and/or commit any act hereby declared to be unlawful, shall upon conviction, be punished by a fine of not more than two million pesos (PhP 2.0Mn) or by imprisonment of not more than two (2) years upon the discretion of a competent Court: *Provided*, that in the case of juridical persons, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he/ she shall immediately be deported after payment of the fine and/or service of his sentence.

Section 134. *Effectivity.* This Act and its IRR shall take effect only upon publication thrice in three (3) consecutive weeks in a newspaper of national circulation and once in the Official Gazette.

Approved,