

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 7372



Introduced by **REP. JAVIER MIGUEL L. BENITEZ**

EXPLANATORY NOTE

Access to reliable, high-speed internet and telecommunications services has become indispensable to the modern Filipino way of life. From remote education and telemedicine to e-commerce, public safety, and government services, digital connectivity is no longer a luxury—it is a necessity. However, outdated infrastructure policies continue to treat telecommunications as optional rather than essential, resulting in poor service coverage, slow deployment of fiber networks, and a persistent digital divide.

This bill seeks to modernize the National Building Code of the Philippines (Presidential Decree No. 1096) by embedding telecommunications infrastructure requirements into the design and development of new buildings and residential projects. It recognizes that connectivity must be treated on par with traditional utilities such as water and electricity.

The bill introduces the following key reforms:

1. **Mandatory Telecom Infrastructure in All New Buildings**
All new residential, commercial, institutional, and public buildings shall be required to install fiber-optic cabling and in-building telecom systems as standard infrastructure. This will reduce the cost and complexity of retrofitting and ensure all new structures are “connectivity-ready.”
2. **Prohibition of Rent or Lease Fees for Telco Facilities**
Telecommunications infrastructure will be treated as a basic utility, and building owners will be prohibited from charging rent or lease fees to telcos for installing critical infrastructure such as fiber distribution boxes, in-building antennas, or rooftop equipment. This addresses one of the major barriers to network expansion in urban areas.
3. **Space Allocation in Housing Projects for ICT**
Subdivisions and housing developments will be required to allocate

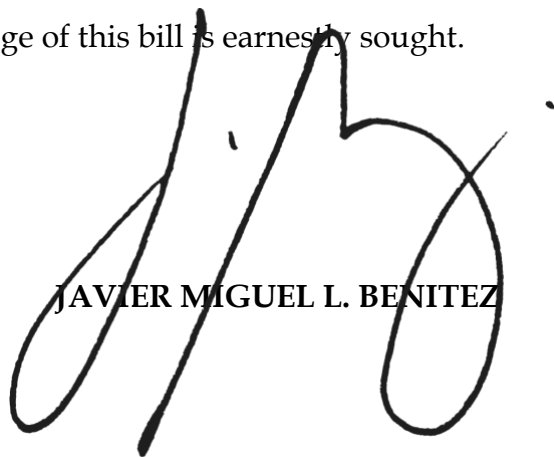
dedicated space for ICT equipment and utility corridors. This supports the rollout of broadband and mobile coverage in underserved residential communities, particularly in socialized housing projects.

4. Streamlined Permitting with a “Deemed Approved” Clause

To address bureaucratic delays, the bill mandates a 30-day limit for the processing of telecom infrastructure permits by national and local agencies. If no action is taken within that time, the application shall be considered automatically approved. This aligns with the “Ease of Doing Business Act” (RA 11032) and accelerates nationwide digital infrastructure deployment.

In sum, this legislative measure is a forward-looking response to the urgent need for inclusive digital infrastructure. It ensures that all future developments contribute to building a connected, competitive, and resilient Philippines.

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



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Introduced by **REP. JAVIER MIGUEL L. BENITEZ**

AN ACT PROVIDING FOR ICT/TELECOMMUNICATIONS READINESS OF BUILDINGS AND STRUCTURES, AMENDING CERTAIN SECTIONS OF PRESIDENTIAL DECREE NO. 1096, OTHERWISE KNOWN AS THE NATIONAL BUILDING CODE

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

CHAPTER I
General Provisions

SECTION 1. *Short Title.* – This Act shall be known as the “*ICT-Ready Buildings Act.*”

SEC. 2. *Definition and Interpretation of Terms.* – As provided for in Presidential Decree No. 1096 (National Building Code of the Philippines), Republic Act No. 9292 (Electronics Engineering Law of the Philippines), Republic Act No. 10844 (Department of Information and Communications Technology Act of 2015), the applicable terms used shall be the same in this Act.

SEC. 3. Section 102 of Presidential Decree No. 1096 is hereby amended to read as follows:

“Section 102. Declaration of Policy

It is hereby declared to be the policy of the State to safeguard life, health, property, and public safety & welfare, consistent with the principles of sound environmental management and control. **THE STATE FURTHER RECOGNIZES THAT ACCESS TO ICT/TELECOMMUNICATIONS AS WELL AS DIGITAL CONNECTIVITY ARE CONSIDERED AS PART OF FUNDAMENTAL HUMAN RIGHTS AND SERVES AS IMPETUS TO NATIONAL DEVELOPMENT AND DIGITAL TRANSFORMATION.**

To this end, make it to the purpose of the Code to provide for all buildings and structures and property developments, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, maintenance **AND ENSURE THE INTEGRATION OF ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE REQUIREMENTS AS A PREREQUISITE TO OCCUPANCY."**

SEC. 4. Section 104 of Presidential Decree No. 1096 is hereby amended to read as follows:

"Section 104. General Building Requirements

- (a) All buildings or structures as well as accessory facilities thereto shall conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.
- (b) Buildings or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.
- (c) Buildings or structures and all parts thereof as well as facilities found therein shall be maintained in safe, sanitary and good working condition.
- (d) **BUILDINGS OR STRUCTURES AND PROPERTY SHALL BE PROVIDED, AS PART OF MANDATORY BASIC REQUIREMENTS, ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE IN ACCORDANCE TO RELEVANT TECHNICAL SPECIFICATIONS AND REQUIREMENTS DEFINED BY LAWS, REGULATIONS, CODES AND STANDARDS AND/OR LATEST PHILIPPINE ELECTRONICS CODES."**

SEC. 5. Section 302, Chapter III of Presidential Decree No. 1096 is hereby amended to read as follows:

"Section 302. Applications for Permit

In order to obtain a building permit, the applicant shall file an application therefor in writing.

xxxxx

To be submitted with such application are at least five sets of corresponding plans and specifications prepared, signed and sealed by a duly licensed Architect or Civil Engineer in case of Architectural and Structural plans; by a registered Mechanical Engineer in case of mechanical plans; by a registered Electrical Engineer in case of electrical plans; **BY A**

REGISTERED ELECTRONICS ENGINEER IN CASE OF ELECTRONIC, TELECOMMUNICATIONS/ICT/DIGITAL INFRASTRUCTURE PLANS; by a licensed Sanitary Engineer or Master Plumber in case of sanitary or plumbing installation plans **PURSUANT TO PROFESSIONAL REGULATORY LAWS AND** except in those cases exempted or not required by the building official under this Code.”

SEC. 6. Section 303, Chapter III of Presidential Decree No. 1096 is hereby amended to read as follows:

“Section 303. Processing of Building Permits

The processing of building permits shall be under the overall administrative control and supervision of the building official and his technical staff of qualified, **DULY LICENSED AND RECOGNIZED UNDER PROFESSIONAL REGULATORY LAWS.**

In processing and application for a building permit, the **OFFICE OF THE** building official shall see to it that the applicant satisfies and conforms with approved standards or requirements on **LOCATIONAL GUIDELINES**, zoning and land use, lines and grades, structural design, sanitary and sewerage, environmental, health, electrical, **ELECTRONICS, TELECOMMUNICATIONS/ICT/DIGITAL INFRASTRUCTURE** and mechanical safety as well as with the **REPUBLIC ACT NO. 11032 OR THE EASE OF DOING BUSINESS AND EFFICIENT GOVERNMENT SERVICE DELIVERY ACT OF 2018** and other rules and regulations promulgated in accordance with the provisions of this Code.”

SEC. 7. Section 308, Chapter III of Presidential Decree No. 1096 is hereby amended to read as follows:

“Section 308. Inspection and Supervision of Work ”

The owner of the Building who is issued or granted a building permit under the Code shall engage the services of duly licensed architect or civil engineer to undertake the full time inspection and supervision of the construction work.

Such architect or civil engineer may or may not be the same architect or civil engineer who is responsible for the design of the building.

It is understood however that in either case, the designing architect or civil engineer is not precluded from conducting inspection of the construction work to check and determine compliance with the plans and specifications of the building submitted.

WITH REGARDS TO THE RELATED ANCILLARIES REQUIRED BY THE BUILDING INCLUDING BUT NOT LIMITED TO PLUMBING, SANITATION, ELECTRICAL UTILITIES AND ELECTRONICS, ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES, THE

BUILDING OWNER SHALL ENGAGE THE SERVICES OF DULY QUALIFIED PROFESSIONALS TO UNDERTAKE THE SUPERVISION AND INSPECTION OF THE WORK AND ENSURE ITS COMPLIANCE TO THE SUBMITTED AND APPROVED DESIGN PLANS.

There shall be kept at the jobsite at all times a **PHYSICAL AND DIGITAL logbook** wherein the actual progress of construction and implementation **OF VARIOUS ANCILLARY REQUIREMENTS SUCH AS PLUMBING, SANITATION, ELECTRICAL UTILITIES AND ELECTRONICS, ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES** including tests conducted, weather conditions and other pertinent data are to be recorded.

Upon completion of the construction and the related ancillaries, the said licensed architect or civil engineer shall submit the **PHYSICAL OR DIGITAL COPY** of the logbook, duly signed and sealed by **THE LICENSED ARCHITECT OR CIVIL ENGINEER AND BY ALL THE RELEVANT LICENSED PROFESSIONALS WHO SUPERVISED AND INSPECTED THE IMPLEMENTATION OF THE RELATED ANCILLARIES**, to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building **AND ITS ANCILLARIES** conforms to the provisions of the Code as well as with the approved plans and specifications.”

SEC. 8. Section 309, Chapter III of Presidential Decree 1096 is hereby amended as follows:

“Section 309. Certificate of Occupancy

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

A Certificate of Occupancy shall be issued by the Building Official within thirty (30) days if after final inspection and submittal of a Certificate of Completion referred to in the preceding section, it is found that the building or structure complies with the provisions of this Code.

The Certificate of Occupancy shall be posted or displayed in a conspicuous place on the premises and shall not be removed except upon order of the **OFFICE OF THE Building Official (OBO)**.

The non-issuance, suspension and revocation of Certificates of Occupancy and the procedure for appeal therefrom shall be governed in so far as applicable, by the provisions of Section 306 and 307 of this Code.

THE OWNER/PERMITTEE SHALL SUBMIT TO THE OFFICE OF THE BUILDING OFFICIAL (OBO) AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY, TOGETHER WITH A DULY NOTARIZED CERTIFICATE OF COMPLETION, AND BOTH PHYSICAL AND DIGITAL COPIES OF THE CONSTRUCTION LOGBOOK, AS-BUILT PLANS AND SPECIFICATIONS, AND THE BUILDING INSPECTION SHEET. THESE DOCUMENTS SHALL BE SIGNED BY THE CONTRACTOR (IF THE CONSTRUCTION WAS UNDERTAKEN UNDER CONTRACT) AND DULY SIGNED AND SEALED BY THE OWNER'S LICENSED ARCHITECT OR CIVIL ENGINEER, AS WELL AS ALL DULY LICENSED PROFESSIONALS WHO UNDERTOOK THE FULL-TIME INSPECTION AND SUPERVISION OF THE CONSTRUCTION WORKS AND ITS ANCILLARY FACILITIES.

THE AS-BUILT PLANS AND SPECIFICATIONS SHALL FAITHFULLY REFLECT ALL CHANGES, MODIFICATIONS, AND ALTERATIONS MADE TO THE ORIGINALLY SUBMITTED PLANS AND SPECIFICATIONS ON FILE WITH THE OBO, WHICH SERVED AS THE BASIS FOR THE ISSUANCE OF THE ORIGINAL BUILDING PERMIT. SUCH AS- BUILT PLANS AND SPECIFICATIONS MAY CONSIST OF AN ORDERLY AND COMPREHENSIVE COMPILATION OF ALL RELEVANT DOCUMENTS—INCLUDING THE ORIGINALLY SUBMITTED PLANS AND SPECIFICATIONS AND ALL SUBSEQUENT AMENDMENTS THERETO AS ACTUALLY BUILT—OR MAY COMPRISE AN ENTIRELY NEW SET OF PLANS AND SPECIFICATIONS ACCURATELY DESCRIBING AND/OR REFLECTING THE BUILDING OR STRUCTURE AS ACTUALLY CONSTRUCTED.

IN LINE WITH THE DECLARATION OF POLICY UNDER THIS ACT, NO CERTIFICATE OF OCCUPANCY OR PARTIAL CERTIFICATE OF AUTHORITY SHALL BE ISSUED UNTIL ALL CRITICAL ANCILLARIES—INCLUDING PLUMBING, SANITATION, ELECTRICAL UTILITIES, ELECTRONICS, AND ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES—ARE DULY COMPLETED, INSPECTED, AND VERIFIED BY THE APPROPRIATE LICENSED PROFESSIONALS.”

SEC. 9. A new Section 710 is hereby inserted in Chapter 7, to read as follows:

“Chapter

7

Classification and General Requirement of All Buildings by Use or Occupancy

**SECTION 710. MINIMUM ELECTRONICS AND
ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE REQUIREMENTS**

**BUILDINGS PROPOSED FOR CONSTRUCTION, RETROFITTING AND
RENOVATION SHALL COMPLY WITH ALL THE REGULATIONS AND
SPECIFICATIONS FOR THE PROVISION OF ELECTRONICS AND
ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES WITH
THE INTENT THAT PEOPLE MOVING INTO NEW DEVELOPMENTS SHOULD**

HAVE READY ACCESS TO MODERN ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE SERVICES.

ELECTRONICS OR ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES, INCLUDING BUT NOT LIMITED TO IN-BUILDING SOLUTIONS AND FIBER OPTIC CABLING FOR HIGH-CAPACITY AND HIGH-SPEED REQUIREMENTS, SHALL BE MANDATORY IN ALL MULTI-DWELLING BUILDINGS, SUBDIVISIONS, TOWNSHIPS, COMPLEXES, COMMERCIAL BUILDINGS, INDUSTRIAL PARKS, GOVERNMENT AND OFFICE BUILDINGS AND CENTERS, PUBLIC AND PRIVATE SCHOOLS, PUBLIC AND PRIVATE HOSPITALS, CLINICS AND HEALTH UNITS, TRANSPORT AND LOGISTICS HUBS, TOURIST FACILITIES, AND OTHER HIGH-DENSITY AREAS.

SUCH ELECTRONICS OR ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE FACILITIES SHALL BE PROVIDED BY THE DEVELOPER IN THE SAME MANNER AS ELECTRICAL, PLUMBING, AND SANITATION FACILITIES, AND SHALL BE PRE-INSTALLED IN ACCORDANCE WITH THE TYPE AND SIZE OF THE BUILDING.

BUILDING OWNERS AND/OR DEVELOPERS SHALL LIKEWISE BE MANDATED TO ALLOCATE DEDICATED SPACE FOR ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE EQUIPMENT.

PROVIDED, FURTHER, THAT NO ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE SHALL BE DEEMED REAL ESTATE PROPERTY; NOR SHALL ANY COST, FEE, CHARGE, RENT, OR ADDITIONAL REQUIREMENT BE IMPOSED WHICH MAY RESULT IN ADDED EXPENSES, INCLUDING BUT NOT LIMITED TO ADDITIONAL INSURANCE COVERAGE, FOR THE USE, INSTALLATION, OR PROVISIONING OF SUCH ELECTRONICS OR ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE SERVICES."

SEC. 10. A new Section 1303 is hereby inserted in Chapter 13, to read as follows:

"Chapter 13. Electrical, Mechanical AND ELECTRONICS REGULATIONS"

SECTION 1303. ELECTRONICS REGULATIONS

ALL ELECTRONIC SYSTEMS, INCLUDING ICT/TELECOMMUNICATIONS/AND DIGITAL INFRASTRUCTURE FACILITIES, EQUIPMENT, AND INSTALLATIONS COVERED BY THIS CODE, SHALL CONFORM TO THE LATEST CODE OF TECHNICAL STANDARDS AND PRACTICE, OTHERWISE KNOWN AS THE PHILIPPINE ELECTRONICS CODE, AS WELL AS TO OTHER UNIVERSALLY ACCEPTED ELECTRONICS AND ICT/TELECOMMUNICATIONS/DIGITAL INFRASTRUCTURE STANDARDS AND CODES AS ADOPTED BY THE BOARD OF ELECTRONICS ENGINEERING PURSUANT TO REPUBLIC ACT NO. 9292, OTHERWISE KNOWN AS THE "ELECTRONICS ENGINEERING ACT OF 2004."

NO BUILDING PERMIT, LICENSE, CERTIFICATE OF OCCUPANCY, OR OTHER AUTHORIZATION SHALL BE ISSUED UNLESS FULL COMPLIANCE WITH THE FOREGOING STANDARDS IS DEMONSTRATED AND DULY CERTIFIED BY THE APPROPRIATE LICENSED PROFESSIONALS."

SEC. 11. *Implementing Rules and Regulations.* — The Secretary of the Department of Public Works and Highways – National Building Code Development Office, in coordination with the Department of Information and Communications Technology, Department of the Interior and Local Government, Department of Human Settlements and Urban Development, National Telecommunications Commission and Professional Regulations Commission – Board of Electronics Engineering shall promulgate and issue such rules and regulations and other issuances within ninety (90) days from approval of this Act as may be necessary to ensure its effective implementation.

SEC. 12. *Separability Clause.* — If any provision or part hereof is held invalid or unconstitutional, the remaining provisions not affected thereby shall remain valid and subsisting.

SEC. 13. *Repealing Clause.* — Any law, presidential decree or issuance, executive order, letter of instruction, administrative order, rule or regulation contrary to or inconsistent with the provisions of this Act is hereby repealed, modified, or amended accordingly.

SEC. 14. *Effectivity.* — This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in any two (2) newspapers of general circulation in the Philippines.

Approved,