



Republic of the Philippines
OFFICE OF THE MAYOR

3rd Floor, Quezon City Hall, East Avenue
Corner Elliptical Road, Diliman, Quezon City



Herbert M. Bautista mpa mnsa

MEMORANDUM

FOR :

RONILO Z BELINO
Administrative Management Office

JOHN THOMAS ALFEROS III
Office of the City Secretary

ISAGANI R VERZOSA JR
Department of the Building Official

PEDRO P RODRIGUEZ JR
City Planning and Development Office

SUBJECT :

Implementing Rules and Regulations
Ordinance No. SP-2518, Series of 2016

DATE :

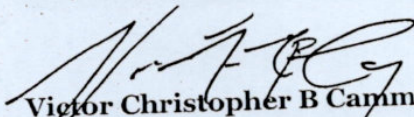
11 January 2018

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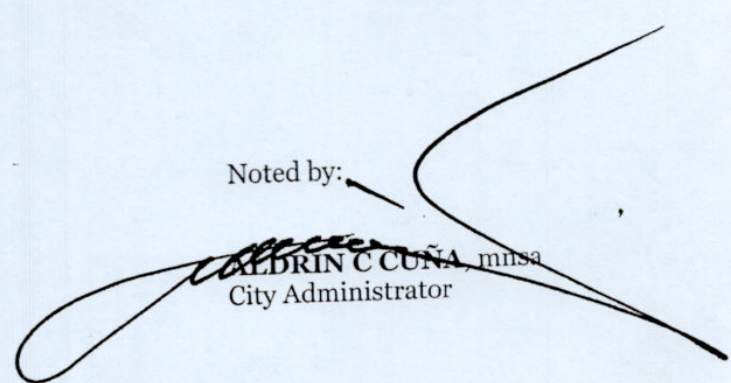
We have the honor to submit the final copy of the IMPLEMENTING RULES AND REGULATIONS pursuant to Ordinance No. SP-2518, Series of 2016, entitled:

"THE LOCAL BUILDING CODE OF QUEZON CITY OF 2015."

For your information, reference and file.


Victor Christopher B Cammayo
Executive Officer
Office of the City Mayor

Noted by:


ALDRIN C CUÑA, mnsa
City Administrator

IMPLEMENTING RULES AND REGULATIONS

Pursuant to Ordinance No SP-2518, Series of 2016

“THE LOCAL BUILDING CODE OF QUEZON CITY OF 2015”

GENERAL PROVISIONS

SECTION 1 TITLE AND PURPOSE

This Implementing Rules and Regulations (IRR), is promulgated pursuant to **ORDINANCE NO. SP 2518, SERIES OF 2016, AN ORDINANCE CREATING THE LOCAL BUILDING CODE OF QUEZON CITY, WHICH SHALL AMPLIFY THE PROVISIONS AND STRENGTHEN THE ENFORCEMENT OF PRESIDENTIAL DECREE 1096**, otherwise known as **THE NATIONAL BUILDING CODE OF THE PHILIPPINES**, also known as the **“LOCAL BUILDING CODE OF QUEZON CITY OF 2015”**, and herein after referred to as the Code, for the purpose of prescribing the necessary rules and regulations for the Code.

SECTION 2 DECLARATION OF POLICY

The provisions of this IRR are in line with PD 1096 and the declared policies of the Quezon City Government to:

2.1 Safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control;

2.2 Make it the purpose of the Code and this IRR to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance;

2.3 Adapt various techniques and technological developments designed to modernize such operations ensuring the ease in doing business within Quezon City.

SECTION 3 SCOPE AND APPLICATION

3.1 The scope of this IRR shall cover all buildings or structures within the jurisdiction of Quezon City for the following disciplines: architectural, civil / structural, electrical, mechanical, sanitary, plumbing and electronics, and shall apply to the design, location, site, 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, and those covered by *Batas Pambansa Bilang 220, otherwise known as the “Economic and Socialized Housing Projects”*.

3.2 Existing Buildings and/or structures constructed before the approval of this Code shall not be affected thereby except when alterations, additions, conversions or repairs are to be made therein in which case, this Code shall apply only to the portions to be altered, added, converted or repaired, provided that all buildings which have been in existence and fully constructed for fifteen (15) years or more shall be subjected to a building audit.

3.3 The applicable and consistent provisions of the respective professional codes and other government agency codes as approved by the concerned government agency shall be the referral code of the Code and this IRR

SECTION 4 GENERAL BUILDING REQUIREMENTS

All buildings and/or structures to be constructed within the jurisdiction of the local government of Quezon City, the following minimum standards shall be strictly complied with by any builder or developer without prejudice to

any requirements that would be mandated by the code relative to zoning, safety, good maintenance and environmental concerns.

4.1 All buildings or structures as well as accessory facilities thereto conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.

4.2 Buildings or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.

4.3 Buildings and structures 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 will be constructed any building or structure, or any ancillary or auxiliary facility thereto, shall be sanitary, hygienic or safe. In the case of sites or buildings intended for use as human habitation or abode, the same shall be at a safe distance, as determined by competent authorities, from streams or bodies of water and/or sources of air considered to be polluted;

Prior to any construction to be undertaken by any developer or builder the corresponding Locational Clearance must first be secured from the Zoning Administrator of Quezon City, which shall indicate therein that the site intended for construction or building has complied with the above mentioned minimum standards. Other required clearances (*e.g. MMDA Clearance for easements, DPWH Clearance for National Roads*) shall be obtained by the owner / applicant from the concerned authority or agency enforcing regulatory functions affecting buildings / structures, to be submitted to the Zoning Administrator as an additional requirement in the issuance of Locational Clearance.

The owner of the building together with the design professional in charge of the construction project to be undertaken shall ensure that the proper locational clearance shall have been secured prior to any construction or operation would have been conducted.

SECTION 6 RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT

The administration and enforcement of the provisions of the Code and this IRR, including the imposition of penalties for administrative violations thereof is hereby vested in the City Building Official, except for the provisions explicitly assigned to the Quezon City Zoning Administrator and to the Quezon City Bureau of Fire Protection, in accordance to their respective mandates.

SECTION 7 THE TECHNICAL STAFF

The City Building Official is hereby authorized to constitute and provide in his Department a professional staff composed of highly qualified architects, engineers and technicians who possess diversified and professional experience in the field of building design and construction.

The Technical Staff shall have the minimum qualifications as prescribed by Ordinance No. SP-1944, S-2009, entitled, "An Ordinance Amending Ordinance Amending Ordinance No. SP-1517, S-2005, Reorganizing and Strengthening the Office of the Building Official into a Separate and Distinct Department from the Department of Engineering." and shall be chosen by the City Building Official in accordance with existing ordinances and regulations.

SECTION 8 GENERAL POWERS AND FUNCTIONS OF THE CITY BUILDING OFFICIAL

For purposes of carrying out the provisions of the Code and this IRR, consistent with the provision of existing Laws, the City Building Official shall exercise the following general powers and functions:

8.1 Formulate policies, plans, standards and guidelines on building design, construction, use, occupancy and maintenance in accordance with the Code and this IRR, consistent with the provisions of the National Building Code of the Philippines.

8.2 Formulate a system of peer review and professional registry within the jurisdiction of Quezon City and thereafter exercise the authority to suspend, regulate and penalize erring professionals covered by the professional registry.

8.3 Issue and promulgate rules and regulations to implement the provisions of this Code and ensure compliance with policies, plans, standards and guidelines formulated under paragraph 1 of this section, consistent with the provisions of the National Building Code of the Philippines.

8.4 Provide Evaluation, consultation, review and recommendation in case of amendment and modification of the provisions of this Code.

8.5 Recommend the amount of fees and other charges that the Building Official shall collect in connection with the performance of regulatory functions;

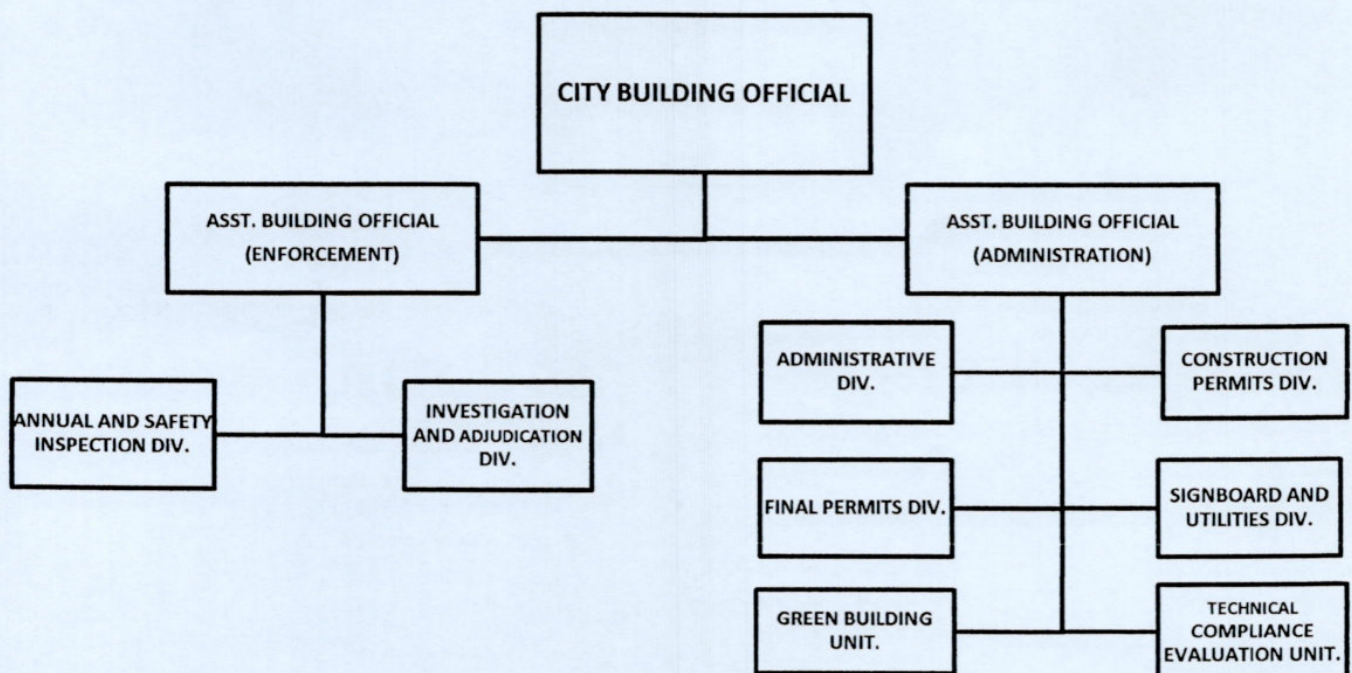
SECTION 9 PROFESSIONAL AND TECHNICAL ASSISTANCE

The City Building Official may engage and compensate within appropriations available thereof, the services of such number of consultants, experts and advisers on full or part-time basis, as may be necessary coming from the government or private businesses, entities or associations to carry out the provisions of the Code and this IRR.

SECTION 10 THE CITY BUILDING OFFICIAL

The City Building Official shall be responsible for carrying out the provisions of the Code and this IRR in the field as well as the enforcement of orders and decisions made pursuant thereto in all matters relating structures and buildings, infrastructure projects and such similar construction works which are undertaken or have been constructed by any private individuals or entities within the jurisdiction of Quezon City

Department of the Building Official Organizational Chart:



10.1 **Administrative Division** – Ensure the effective and efficient performance with utmost devotion and dedication to duty. Have policies and systematic procedures in receiving all types of building, occupancy, ancillary, accessory permit applications, preparation of Orders of payment, and release of permits and other pertinent documents in accordance with the provisions set forth by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

10.2 **Construction Permits Division** – Evaluates and recommends the issuance or denial of all construction permit applications in accordance with the provisions set forth by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

10.3 **Final Permits Division** - Evaluates and recommends the issuance or denial of all final permit applications in accordance with the provisions set forth by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

10.4 **Annual and Safety Inspection Division** – Undertake annual inspection of all buildings / structures within the territorial jurisdiction of Quezon City in accordance to the prescribed schedule of priorities, and keep an up to date record of their status and condition.

10.5 **Investigation and Adjudication Division** –Receive complaints, based on a written complaint, made through a phone-call or a walk-in complainant, and based on routinary inspections. It exercises quasi-judicial functions (conduct of Administrative proceedings and the issuance of Orders and/or Resolutions) and file cases whenever necessary. It is tasked to render legal opinions (in so far as Permit applications are concerned); it is tasked to prepare formal communications; exercises record keeping functions in so far as Building Official Cases are concerned; and it also evaluates Permit applications concerning legal issues and legal documents submitted.

10.6 **Signboard and Utilities Division** – Regulate the construction, display and maintenance of all commercial signs and signboards, including its support structures as well as the regulation of all excavation works for utilities, within the territorial jurisdiction of Quezon City, through the issuance of sign permits and excavation permits for utilities, in accordance with the provisions set forth by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

10.7 **Green Building Unit** – Evaluate construction permit application, preliminary certification applications, final permit applications, and final certification applications that falls under the green building mandatory category type of construction and use, in accordance with the provisions set forth by the Quezon City Green Building Ordinance and by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

10.8 **Technical Compliance Evaluation Unit** – Render a comprehensive review and evaluation of non-compliant applications for building, occupancy, ancillary and accessory permits and certificates, recommending and prescribing remedial measure to ensure compliance to the provisions set forth by PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

Such other units may be created by the Building Official, or existing unit and division functions may be changed, subject to the demands and needs of ensuring the efficient implementation of PD1096 and its Implementing Rules and Regulations, the Code and this IRR.

SECTION 11 QUALIFICATIONS OF THE CITY BUILDING OFFICIAL

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

11.1 A Filipino citizen and of good moral character and resident of Quezon City;

11.2 A duly registered architect or civil engineer;

11.3 A member in good standing of a duly accredited organization of his profession for not less than **five (5) years** or recommended by the accredited professional organization;

11.4 Has at least five years of diversified and professional experience in building design and construction;

11.5 Attended and successfully completed a seminar workshop on Presidential Decree No. 1096 and its Implementing Rules and Regulations conducted by the Department of Public Works and Highways.

SECTION 12 DUTIES OF THE BUILDING OFFICIAL

In his respective territorial jurisdiction, shall have the following primary duties:

12.1 He shall be primarily responsible for the enforcement of the provisions of the Code as well as the implementing rules and regulations issued therefore.

12.2 He is the official charged with the duties of issuing building permits.

In the absence of the Building Official the above mentioned duties and responsibilities shall be assumed by the Assistant Building Official or such person that may be recommended by the City Building Official with the concurrence of the City Mayor, until the former is able to resume the same.

Provided that implementation of the Code and this IRR in all matters relating to structures and buildings, infrastructure projects and such similar construction works which are classified as Quezon City Infrastructures owned and controlled by the Local government of Quezon City, shall be under the control and jurisdiction of the City Engineer.

Duties and responsibilities of the **City Engineer** over infrastructure construction projects funded and owned by the City Government:

- a. Implement the provision of the National Building Code of the Philippines, its implementing rules and regulations, the Code and this IRR, ordinances and other requirements related thereto;
- b. Process and issue building permits, including ancillary and auxiliary permits, for structures that are funded and owned by the City Government;
- c. Inspect ongoing and completed structures as a requirement in the processing and issuance of occupancy and other final permits related thereto;
- d. Regularly inspect these buildings and other City Government structures, to ensure their structural safety and integrity;
- e. Coordinate with the Bureau of Fire Protection for the efficient and expeditious processing of fire inspection clearances and certificates for the safe construction and occupancy of City Government Structures.

Provided, finally, that enforcement of the National Building Code of the Philippines and its Implementing Rules and Regulations on public buildings classified as National Infrastructures owned and controlled by the National government, shall be under the control and jurisdiction of the Department of Public Works and Highways, subject, however, to the requirement of a Locational Clearance issued by the Zoning Administrator of Quezon City.

Right to Enter - In the performance of his duties, the Building Official or his authorized representative may enter any building or its premises at all reasonable times to inspect and determine compliance with the requirements of the Code and this IRR, and the terms and conditions provided for in the building permit as issued.

Stop Order - When any building work is found to be contrary to the provisions of the Code and this IRR, the Building Official may order the work stopped and prescribe the terms and/or conditions when the work will be allowed to resume. Likewise, the Building Official is authorized to order discontinuance of the occupancy or use of any building or structure or portion thereof found to be occupied or used contrary to the provision of this Code.

All Stoppage Orders from the Building Official, the implementation of which shall be vested in the Office of the City Mayor or such department or office as may be designated, appointed or deputized by the latter.

SECTION 13 EXERCISE OF QUASI-JUDICIAL FUNCTIONS

The Local Government of Quezon City, through the Department of the Building Official, shall exercise quasi judicial functions corollary to the power and duties of the Local Building Official to ensure that the provisions of P.D. 1096, otherwise known as the National Building Code of the Philippines, are complied with.

The Department of the Building Official shall, either *motu Proprio* or upon complaint, conduct an ocular inspection on the structure or activity to determine whether or not the provisions of the National Building Code and its IRR and this Code and its IRR had been violated. Whenever necessary, an order shall be issued based on the Inspection Report prepared by the Building Official Inspector. A corresponding Administrative/Clarificatory Hearing shall be conducted by the Department of the Building Official, through its Investigation and Adjudication Division.

The Investigation and Adjudication Division shall conduct its investigation based on the Inspection Report prepared by the Building Official Inspector, and shall render a Resolution or issue an Order, as the case may be, on the matter in accordance with the provisions of the National Building Code, its implementing Rules and Regulations, its Referral Codes, and this Code and its IRR, subject to the approval of the Building Official. Further, the resolution or order, as the case may be, shall be without prejudice to the right of the aggrieved party to appeal the same to the Secretary to the Department of Public Works and Highways.

SECTION 14 APPLICATION PROCESS

The application process or issuance of any permits, licenses, and certifications required under the Code and this IRR shall be governed by the procedures and requirements laid down in the Citizen's Charter of Quezon City.

SECTION 15 FEES

The Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized by the Secretary of the Department of Public Works and Highways in his capacity as the National Building Official, to be collected and received under the Code and this IRR

In accordance with Joint Memorandum Circular No. 001 issued by the Department of Public Works and Highways and Department of the Interior and Local Government dated 04 July 2015, the Local Treasurer in coordination with the Office of the Building Official is authorized to open and maintain a Trust Fund Account and twenty percent (20%) of the income derived from building permit fees and other charges authorized by the National Building Code of the Philippines, shall be allocated to the Department of Public Works and Highways provided that, subject to existing budgetary, accounting and auditing rules and regulations, the Building Official is hereby authorized to retain fifteen percent (15%) thereof to cover all necessary and operating expenses of his office including the purchase of equipment, supplies and materials, traveling expenses, and sheriff's fees and payment of other prior year obligations not adequately funded. The remaining five percent (5%) shall be remitted to the Trust Fund Account of the Department of Public Works and Highways and the Quezon City Treasurer shall notify the Secretary of the Department of Public Works and Highways through the National Building Code Development Office, that its 5% share has already been remitted.

The disposition of the fifteen percent (15%) of the collection retained by the Department of the Building Official shall also be in accordance to the abovementioned Joint Memorandum Circular.

The remaining eighty percent (80%) shall be deposited with the Quezon City Treasurer and shall accrue to the General Fund of Quezon City.

SECTION 16 EXEMPTIONS

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

As used in the Code and this IRR, the term "traditional indigenous family dwelling" means a dwelling intended for the use and occupancy by the family of the owner only and constructed of native materials such as bamboo, nipa, logs, or lumber, the total cost of which does not exceed fifteen thousand pesos.

In case of dwellings affected by calamities brought about by acts of God and fortuitous events, the repair and reconstruction shall also be exempted from the payment of fees relative to the same. The following fortuitous events shall require certification from the concerned office or division:

- a. Damage caused by fire – Certificate of incident from the Bureau of Fire Protection.
- b. Damage caused by earthquakes – Inspection Report from the Annual and Safety Inspection Division of the QC Department of the Building Official.
- c. Damage caused by floods – Inspection report from the Annual and Safety Inspection Division of the QC Department of the Building Official.

SECTION 17 ADMINISTRATIVE FINES

For the violation of any of the provision of the Code and this IRR, or any of the rules and regulations issued thereunder, the City building Official is hereby empowered to prescribe and impose fines which shall be determined in accordance with the provisions of the National Building Code of the Philippines and its Implementing Rules and Regulations, particularly Section 212.

SECTION 18 PENAL PROVISION

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

Any person, firm or corporation who shall violate any of the provisions of the Code and this IRR, and/or commit any act hereby declared to be unlawful shall upon conviction, be punished by a fine of not more than twenty thousand pesos or by imprisonment of not more than two years or by both such fines and imprisonment in accordance with Section 213 of the National Building Code of the Philippines: Provided, that in the case of a corporation firm, partnership or association, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he shall immediately be deported after payment of the fine and/or service of his sentence.

SECTION 19 DANGEROUS AND RUINOUS AND ILLEGALLY CONSTRUCTED BUILDINGS

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

Illegally constructed buildings are buildings/structures which have been constructed without securing or having the necessary clearances and permits as mandated by this Code and the National Building Code of the Philippines.

19.1 PROCEDURE FOR THE DECLARATION OF CONSTRUCTED BUILDINGS DANGEROUS AND RUINOUS AND ILLEGALLY CONSTRUCTED - The Building Official shall serve a written Order to the Owner, Contractor, or person having controlling legal interest in the building or structure, informing him of his findings and directing or advising him/it to vacate, and directing him/it to repair, rehabilitate or demolish and remove, as the case may be, the dangerous or ruinous building within a reasonable time indicated in the Order of the City Building Official.

If the above mentioned parties **DOES NOT** appeal the Order of the City Building Official and fails or refuse to comply therewith within the time given, the Office of the City Mayor or his authorized representative shall:

- a. Administratively eject the occupants of the building or structure, if any, or cause any occupants thereof to vacate the same and or undertake the repair thereof, if technically and financially feasible or;
- b. Demolish the subject building or structure or remove the same.

In either case, all expenses incurred in the enforcement of this Section shall be the liability of the Owner, Contractor or person claiming or having interest therein. The Owner, contractor or person claiming or having controlling legal interest in the building or structure shall be jointly and severally (solidary) liable for the aforesaid costs and expenses.

In case of illegally constructed building or structures, the City Mayor, upon the findings by the City Building Official that the Building or structure is illegal constructed shall order the Owner Contractor or the person claiming or having controlling legal interest therein to secure the appropriate Building permit within thirty (30) days from receipt of said Order.

If the Owner, Contractor, or the person claiming having controlling interest in the building or structure fails or refuses to secure the appropriate Building permit within the said period the City Mayor or his authorized representative shall order the eviction of the occupants thereof if any, and the demolition or removal of the said house, building or structure, without prejudice to any civil or criminal liability of the owner, contractor or person claiming or having controlling legal interest in the building or structure.

19.2 APPEAL. The Owner, Contractor or person claiming or having controlling interest in the building or structure may appeal the declaration of the building or structure to be dangerous or ruinous and the corresponding Order to Vacate and Repair/Rehabilitate or Demolish and Remove issued by the City Building Official to the Secretary of the Department of Public Works and Highways within fifteen (15) days from, receipt of the Order in accordance with P.D. 1096. The pendency of the appeal shall restrain the Building Official from acting on the Order to Vacate and Repair/demolish and Remove. The decision of the DPWH Secretary shall be final and executory.

With regard to illegally constructed buildings or structures, the Order of the City Mayor or his authorized representative to Demolish and Remove the illegally constructed structure, shall be final and immediately executory.

19.3 FINAL AND EXECUTORY – An Order to vacate and Repair/Demolish and Remove issued by the City Building Official shall be final and executory if no timely appeal has been taken pursuant to the provisions of Section 21 of the Ordinance.

19.4 ADAPTION OF EXISTING ORDINANCES. The provisions laid down in Quezon City Ordinance No. SP 1800, S-2007 entitled "AN ORDINANCE REGULATING THE CONSTRUCTION, REPAIR MODIFICATION, AND DEMOLITION OF BUILDINGS AND STRUCTURES INCLUDING ILLEGALLY CONSTRUCTED ABANDONDED, DANGEROUS OR UNFINISHED BUILDINGS AND STRUCTURES IN QUEZON CITY, AND IMPOSING REGULATION FEES AND PENALTIES FOR VIOLATION HEREOF" is hereby adapted and made part of this Ordinance.

19.5 ADAPTATION OF EXISTING PROCEDURES. The provision laid down in Ordinance SP-174, S-1994 entitled "AN ORDINANCE REQUIRING OWNERS, POSSESSORS AND ADMINISTRATORS OF BUILDINGS AND OTHER STRUCTURES TO MAKE IMMEDIATE REPAIRS ON THEIR BUILDINGS OR STRUCTURES WHICH ARE WHOLLY OR IN PART IN DANGER OF COLLAPSING OR FALLING UPON NOTICE OF THE CITY BUILDING OFFICIAL AND PROVIDING PENALTIES THEREFOR IN CASE OF VIOLATION" is hereby adopted and made part of this Ordinance.

SECTION 20 DEPUTATION OF PUNONG BARANGAYS

All *Punong Barangays* are hereby directed to monitor all construction being undertaken within their respective jurisdiction and report all illegal construction to the Department of the Building Official;

The City Building Official shall furnish the *Punong Barangay* who has jurisdiction over a particular construction, a copy of the Stop Order issued against contractors and /or owner(s) of the construction without

building permits or found to be violating existing laws, ordinances, rules and regulation on building standards and safety measure;

Punong Barangays shall report to the City Building Official those wittingly or unwittingly continue to defy validly issued Stop Order;

The City Building Official shall endorse to the Department of Public Order and Safety (DPOS) the copy of the report of the *Punong Barangay* for their appropriate action;

On the basis of reports and issued Stop Orders, the Department of Public Order and Safety (DPOS) and the Quezon City Hall Police Action Center shall cause the cessation or stoppage of any and all illegal engineering or construction activities.

For this purpose, all *Punong Barangays* are deputized to monitor compliance to Stop Orders issued by the City Building Official, those who take part or involve in illegal construction and other violations under the Code and this IRR. The Department of Public Order and Safety (DPOS) shall provide assistance in the execution of Stop Orders of the City Building Official in accordance to the mandate of the Code and this IRR.

SECTION 21 ABATEMENT OF DANGEROUS BUILDINGS

When any building or structure is found or declared to be dangerous or ruinous, the Building Official shall order its repair, vacation or demolition depending upon the degree of danger to life, health or safety. This is without prejudice to further action that may be taken under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines.

Building hazards considered under the jurisdiction of the City Building Official to declare and determine are structural hazards, unsafe electrical installations, unsafe mechanical installations, buildings with inadequate sanitation / plumbing and health facilities and buildings with architectural deficiencies.

21.1 Structural Hazards

Whenever any building/structure or portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before the catastrophe and is less than the minimum requirements of the National Structural Code of the Philippines (NSCP) for new buildings of similar structure, purpose or location.

21.1.1 Whenever any portion or member or appurtenances thereof is likely to fall, or to become detached or dislodged or to collapse and thereby injure persons or damage property.

21.1.2 Whenever any portion of a building/structure or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the NSCP for such type of buildings.

21.1.3 Whenever any portion thereof has been wrecked, warped, buckled or settled to such an extent that the walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction.

21.1.4 Whenever the building/structure or any portion thereof, because of: (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay or inadequacy of its foundation; or (5) any other cause, is likely to partially or totally collapse.

21.1.5 Whenever the exterior walls or other vertical structural member lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

21.1.6 Whenever the building/structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

21.1.7 Whenever the building/structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become: (1) an attractive nuisance to public; (2) a harbor for vagrants, criminals or immoral persons; or (3) a resort for purposes of committing unlawful or immoral acts.

21.1.8 Whenever the building/structure which, whether or not erected in accordance with all applicable laws or ordinances, has in any non-supporting part, member or portion, less than 50% or in any supporting part, member or portion less than 66% of the: (1) strength; (2) fire-resisting qualities or characteristics; (3) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

21.1.9 Whenever any portion of a building/structure remains on the site after its demolition or whenever any building/structure or portion thereof is abandoned for a period in excess of twelve (12) months so as to make it a nuisance or hazard to the public.

21.2 Unsafe Electrical Wiring

21.2.1 All wiring systems or installations which do not conform to the rules and regulations embodied in the latest Philippine Electrical Code.

21.2.1 Inadequately maintained or improperly used electrical wirings, outlets, devices and/or equipment.

21.3 Unsafe Mechanical Installation

21.3.1 Mechanical systems or installations which do not conform to the rules and regulations embodied in the Philippine Mechanical Code.

21.3.2 Inadequately maintained or improperly used mechanical outlets, devices and/or equipment.

21.3.3 Lack of or improper operation of required ventilating equipment or air-conditioning systems.

21.3.4 Improperly installed or lack of protection and safety provisions on steam, gas and fuel supply lines.

21.4 Inadequate Sanitation/Plumbing and Health Facilities

21.4.1 All sanitation and plumbing systems or installations which do not conform to the rules and regulations embodied in the Code on Sanitation of the Philippines and the Revised National Plumbing Code.

21.4.2 Inadequately maintained or improperly used sanitation and plumbing facilities.

21.4.3 Infestation of insects, vermin or rodents and lack of adequate control for the same.

21.4.4 Lack of adequate garbage and rubbish storage and removal or disposal facilities.

21.4.5 Source of pollution.

21.5 Architectural Deficiency

21.5.1 All buildings/structures or portion thereof used or occupied for purposes other than their intended uses.

21.5.2 Improper/Unauthorized Occupancy/Location.

21.5.3 Insufficient amount of natural light and ventilation due to inadequate open spaces such as courts and yards as required.

21.5.4 Inadequate sizes of rooms and space dimensions and window openings.

21.5.5 Dilapidated, blighted and other unpresentable buildings/structures against generally accepted aesthetic standards.

21.6 Fire Hazards

Consistent with the provisions of the Fire Code of the Philippines, the Fire Marshal shall determine whether a building is considered to be a fire hazard.

21.6.1 Any building/structure or portion thereof, device, apparatus, equipment material, or vegetation which may cause fire or explosion, or provide a ready fuel or augment the speed and intensity of fire or explosion arising from any cause.

21.6.2 All buildings/structures or portions thereof not provided with the required fire-resistive or fire-protective construction or fire-extinguishing system or equipment.

21.6.3 Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire and panic.

21.6.4 Whenever any building/structure, because of obsolescence, dilapidated condition, deterioration, damaged, inadequate exits, lack of sufficient fire-resistive construction, hazardous electric wiring, gas connections or heating apparatus, or other cause, in violation of the Fire Code of the Philippines.

SECTION 22 OTHER REMEDIES

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

SECTION 23 NATURE AND PURPOSE OF REGISTRY OF PROFESSIONALS

All professionals, licensed Engineers and Architects, and similarly licensed professionals, engaged in the practice of their profession as professionals on record relative to the design, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures to be constructed or have been constructed within the jurisdiction of Quezon City must be registered with the Department of the Building Official of Quezon City.

This is for the purpose of allowing the Local Government of the Quezon City to monitor all professionals, licensed Engineers and Architects, and similarly licensed professionals, engaged in the practice of their profession in so far as their participation as Professionals on Record, in the design, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures within the jurisdiction of the local Government of the Quezon City.

SECTION 24 REQUIREMENT OF REGISTRATION

A professional, licensed engineer, architect, or similarly licensed professionals, who desire to engage in the practice of his profession as Professionals on Record in the design, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures within the

jurisdiction of Quezon City, must first be registered with the Department of the Building Official by presenting and submitting the following:

1. A copy of his up to date Professional Regulations Commission (PRC) ID
2. Latest Professional Tax Receipt (PTR)
3. Duly accomplished Data Sheet with 1x1 photo (data sheet to be provided by the Department of the Building Official)

PROFESSIONAL REGISTRY DATABASE DEVELOPMENT AND MANAGEMENT

The Department of the Building Official shall:

1. Develop and populate the professional registry thru the information provided from the application documents submitted;
2. Validate submitted licenses from the Professional Regulations Commission;
3. Contact at random the registered professionals to determine their existence;
4. The registration of the professional/s in the roll of the Quezon City Professional Registry Database shall be subject to suspension at anytime should the registered professional be found to have violated or committed professional malpractice in Quezon City, as defined in Section 25 of the Code and this IRR.

SECTION 25

RESPONSIBILITIES AND ACCOUNTABILITIES OF PROFESSIONALS, AND GROUNDS FOR LIABILITY

In order to strengthen the duties and responsibilities of licensed Engineers and Architects, and similarly licensed professionals in so far as their participation and responsibility is concerned under the provisions of P.D. 1096, otherwise known as the National Building Code of the Philippines, its implementing Rules and Regulations, and its Referral Codes, Engineers/Architects, as highly skilled professionals, shall be jointly and solidarily liable together with the owner of the structure based on the following grounds:

- 25.1 The occurrence of an untoward incident at the construction site;
- 25.2 Failure to supervise the construction activity at the construction site; and
- 25.3 Any false declaration or misrepresentation in so far as the construction project is concerned.

SECTION 26

BUILDING PERMITS

1. No person, firm or corporation, including any agency or instrumentality of the government shall erect, construct, alter, repair, move, convert or demolish any building or structure or cause the same to be done within Quezon City without first obtaining a building permit and/or ancillary permits therefore from the Building Official. The prescribed application forms shall be used by all applicants.

2. Permits supplementary to a Building Permit shall be applied for and issued by the Building Official. These include Ancillary and the Accessory Permits.

a. Ancillary Permits

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

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

b. Accessory Permits

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

3. Exemption from Building Permits

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

a. Minor Constructions

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

b. Repair Works

- i. Repair works not affecting or involving any structural member, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascias, ceilings and/or sidings.
- ii. Repair and/or replacement of non load-bearing partition walls.
- iii. Repair and/or replacement of any interior portion of a house not involving addition or alteration.
- iv. Repair and/or replacement work of doors and windows.

- v. Repair and/or replacement work of flooring.
 - vi. Repair of perimeter fence and walls. Repair and/or replacement of plumbing fixtures, fittings or pipings, such as toilet bowls, sinks, lavatories, urinals, bidets, pipes, faucets, valves for single detached dwellings and duplexes.
4. For all Quezon City infrastructures projects, the corresponding Notice to Proceed issued by the Department of Engineering shall be considered as the building permit needed by the latter, provided further that the Certificate of Acceptance shall be considered as the Occupancy Permit required. The Department of Engineering, however, should see to it that the Notice to Proceed and Certificate of Acceptance are in accordance to the compliance of the building permit and occupancy permit requirements respectively, of the relevant provisions of the Code and this IRR.

SECTION 27 APPLICATION FOR PERMITS

1. In order to obtain a building permit and/or ancillary permits, the applicant shall file an application therefore in writing and on the prescribed form with the Department of the Building Official. Every application shall provide at least the following information:
 - a. A description of the work to be covered by the permit applied for;
 - b. Description and ownership of the lot on which the proposed work is to be done as evidenced by TCT and/or copy of the contract of lease over the lot if applicant is not the registered owner or any other proof of ownership instruments;
 - c. The use or occupancy for which the proposed work is intended;
 - d. Estimated cost of the proposed work
2. Together with the accomplished prescribed application form/s, the following shall be submitted to the Department of the Building Official:
 - a. Locational Clearance

The issued Locational Clearance together with the documents and plans required by the National Building Code of the Philippines for Line and Grade and Architectural Documents, duly evaluated by the Zoning Administrator shall be submitted, details of which are as follows:

- i. Vicinity Map/Location Plan within a 2.00 kilometer radius for commercial, industrial, and institutional complex and within a half-kilometer radius for residential buildings, at any convenient scale showing prominent landmarks or major thoroughfares for easy reference.
- ii. Site Development Plan showing technical description, boundaries, orientation and position of proposed building/structure in relation to the lot, existing or proposed access road and driveways and existing public utilities/services. Existing buildings within and adjoining the lot shall be hatched and distances between the proposed and existing buildings shall be indicated.
- iii. Perspective drawn at a convenient scale and taken from a vantage point (bird's eye view or eye level).
- iv. Floor Plans drawn to scale of not less than 1:100 showing: gridlines, complete identification of rooms or functional spaces.
- v. Elevations, at least four (4), same scale as floor plans showing: gridlines; natural ground to finish grade elevations; floor to floor heights; door and window marks, type of material and exterior finishes; adjoining existing structure/s, if any, shown in single hatched lines.

- vi. Sections, at least two (2), showing: gridlines; natural ground and finish levels; outline of cut and visible structural parts; doors and windows properly labeled reflecting the direction of opening; partitions; built-in cabinets, etc.; identification of rooms and functional spaces cut by section lines.
- vii. Reflected ceiling plan showing: design, location, finishes and specifications of materials, lighting fixtures, diffusers, decorations, air conditioning exhaust and return grills, sprinkler nozzles, if any, at scale of at least 1:100.
- viii. Details, in the form of plans, elevations/sections:
 - 1. Accessible ramps
 - 2. Accessible stairs
 - 3. Accessible lifts/elevators
 - 4. Accessible entrances, corridors and walkways
 - 5. Accessible functional areas/comfort rooms
 - 6. Accessible switches, controls
 - 7. Accessible drinking fountains
 - 8. Accessible public telephone booths
 - 9. Accessible audio visual and automatic alarm system
 - 10. Accessible access symbols and directional signs
 - 11. Reserved parking for disabled persons
 - 12. Typical wall/bay sections from ground to roof
 - 13. Stairs, interior and exterior
 - 14. Fire escapes/exits
 - 15. Built-in cabinets, counters and fixed furniture
 - 16. All types of partitions
- ix. Schedule of Doors and Windows showing their types, designations/marks, dimensions, materials, and number of sets.
- x. Schedule of Finishes, showing in graphic form: surface finishes specified for floors, ceilings, walls and baseboard trims for all building spaces per floor level.
- xi. Details of other major Architectural Elements.
- xii. Architectural Interiors/Interior Design
 - 1. Space Plan/s or layout/s of architectural interior/s.
 - 2. Architectural interior perspective/s.
 - 3. Furniture/furnishing/equipment/process layout/s.
 - 4. Access plan/s, parking plan/s and the like.
 - 5. Detail design of major architectural interior elements.
 - 6. Plan and layout of interior, wall partitions, furnishing, furniture, equipment/appliances at a scale of at least 1:100.
 - 7. Interior wall elevations showing: finishes, switches, doors and convenience outlets, cross window sections with interior perspective as viewed from the main entrance at scale of at least 1:100.
 - 8. Floor/ceiling/wall patterns and finishing details.
 - 9. List of materials used.
 - 10. Cost Estimates.
- xiii. Plans and specific locations of all accessibility facilities of scale of at least 1:100.
- xiv. 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.

xv. Clearances from Other Agencies

Whenever necessary, written clearances shall be obtained from the various authorities exercising and enforcing regulatory functions affecting buildings/structures. Application for said clearances shall be requested by the owner/applicant and failure to receive reply within seven (7) days from receipt of the application shall be sufficient not to cause further delay in processing of the application.

b. Fire Safety Evaluation Clearance

The issued Fire Safety Evaluation Clearance together with the documents and plans required by the National Building Code of the Philippines for Line and Grade and Architectural Documents, duly evaluated by the Fire Marshal shall be submitted, details of which are as follows:

- i. Layout plan of each floor indicating the fire evacuation route to safe dispersal areas, standpipes with fire hose, fire extinguishers, first aid kits/cabinets, fire alarm, fire operations room, emergency lights, signs, etc.
 - ii. Details of windows, fire exits with grilled windows and ladders.
 - iii. Details of fire-resistive construction of enclosures for vertical openings.
 - iv. Details of fire-resistive construction materials and interior decorative materials with fire-resistive/fire-retardant/fire-spread ratings
 - v. Other Related Documents
- c. Two (2) sets of survey plans, design plans, and one (1) set of specifications and other documents prepared, signed and sealed over the printed names of the duly licensed and registered professionals in their respective fields of expertise as provided by law.

i. Civil/Structural Documents

a. Site Development Plan

Site Development Plan showing technical description, boundaries, orientation and position of proposed non-architectural horizontal structure such as: sewerage treatment plan (STP), silos, elevated tanks, towers, fences, etc. building/structure in relation to the lot, existing or proposed access road and driveways and existing public utilities/services. Existing buildings within and adjoining the lot shall be hatched and distances between the proposed and existing buildings shall be indicated.

b. Structural Plans

- Foundation Plans and Details at scale of not less than 1:100.
- Floor/Roof Framing Plans and Details at scale of not less than 1:100.
- Details and Schedules of structural and civil works elements including those for deep wells, water reservoir, pipe lines and sewer system.

c. Structural Analysis and Design for all buildings/structures except for one storey and single detached building/structure with a total floor area of 20.00 sq. meters or less.

d. Boring and Load Tests

Buildings or structures of three (3) storeys and higher, boring tests and, if necessary, load tests shall be required in accordance with the applicable latest approved provisions of the National Structural Code of the Philippines (NSCP). However, adequate soil exploration

(including boring and load tests) shall also be required for lower buildings/structures at areas with potential geological/geotechnical hazards. The written report of the civil/geotechnical engineer including but not limited to the design bearing capacity as well as the result of tests shall be submitted together with the other requirements in the application for a building permit. Boring test or load test shall also be done according to the applicable provisions of the NSCP which set forth requirements governing excavation, grading and earthwork construction, including fills and embankments for any building/structure and for foundation and retaining structures.

- e. Seismic Analysis
- f. Other related documents

ii. Electrical Documents

Electrical plans and technical specifications containing the following:

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

iii. Mechanical Documents

- a. Location Plan and Key Plan
- b. General Layout Plan for each floor, drawn to a scale of not less than 1:100, indicating the equipment in heavier lines than the building outline with names of machinery and corresponding brake horsepower shall be indicated.
- c. Longitudinal and Transverse Sections of building and equipment base on the section lines drawn to scale of at least 1:100 showing inter-floor relations and defining the manner of support of machines/equipment. Sections shall run longitudinally and transversely through the building length or width other than particularly detailed section for each machinery/equipment (fired and unfired pressure vessel, elevator, escalator, dumbwaiter, etc.).
- d. Isometric drawing of gas, fuel, oil system showing: Assembly of pipes on racks and supports, Legend and General Notes, Capacity per outlet and Complete individual piping system.
- e. Plans drawn to scale of 1:100 indicating location of store rooms, fuel tanks, fire extinguishing systems, fire doors, fire escape ladders and other protective facilities.
- f. Detailed drawings of all duct work installations, indicating dampers, controls, filters, fireproofing, acoustical and thermal insulation.
- g. Detailed Plans of machinery foundations and supports drawn to scale of at least 1:50.
- h. Detailed Plans of boilers and pressure vessels with a working pressure of above 70 kPa regardless of kilowatt rating.

- i. Design Computations and Detailed Plans of elevators, escalators, and the like drawn to scale of 1:50.
 - j. For all installations, additions or alterations involving machinery of at most 14.9 kW, the signature of a duly licensed Mechanical Engineer shall be sufficient except fired and unfired pressure vessels, elevators, escalators, dumbwaiters, central/split/package type air conditioners and piping systems of steam, gas or fuels.
 - k. Detailed plans of fire suppression systems, location of automatic and smoke detectors and alarm and initiating devices use to monitor the conditions that are essential for the proper operation including switches for the position of gate valves as well as alert and evacuation signals; the detailed layout of the entire safe area to be protected and the heat/smoke ventilation system
- iv. Sanitary Documents
- a. For deep well, water purification plants, water collection and distribution systems,, reservoirs, drainage and sewer systems, sewage treatment plants, malaria control structures, and sewage disposal systems:
 - Location Plan and Site Plan
 - Detailed Plan and layout drawings of minimum scale 1:100
 - Design Analysis and Technical Specifications
 - Cost Estimates
 - b. For pest and vermin control, sanitation, and pollution control facilities:
 - Detailed plan, layout and drawing of abatement and control device of minimum scale 1:100
 - Design analysis and technical specification
 - Cost Estimates
- v. Plumbing Documents
- For all plumbing installations, additions and/or alterations involving hot and cold water supply, fixtures, sewage drainage and vent system, storm drainage and sewerage system within or adjacent to the building:
- a. Location Plan and Site Plan of minimum scale 1:2000
 - b. Plumbing Plans, Layouts and Details, of minimum scale 1:50
 - c. Legend and General Notes
 - d. Isometric drawings of the systems
 - e. Design analysis and technical specifications
 - f. Cost Estimates
- vi. Electronic Documents

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

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

SECTION 28 PROCESSING OF BUILDING PERMITS

The processing of building permits and/or ancillary permits shall be under the overall administrative control and supervision of the Building Official and his technical staff of qualified professionals.

The mandatory clearances to be required by the City Building Official are the following:

1. Locational Clearance
2. Fire Safety Evaluation Certificate

Locational Clearance

The Zoning Administrator shall, within his respective mandate as stated in the Code and its IRR, evaluate the application documents as to its compliance with the provisions of this Code and its IRR and to the Quezon City Zoning Ordinance with regards to the following:

1. Zoning compliance
2. Line and Grade compliance
3. Architectural compliance

The owner/permittee for any existing building/structure that shall undergo alterations, additions, conversions, renovations and/or repair not covered by Section 26, Item 3 of this IRR shall submit, in addition to other documents, the most recent Building Permit or Certificate of Occupancy when applying for a Locational Clearance.

Whenever necessary, written clearances shall be obtained from the various authorities exercising and enforcing regulatory functions affecting buildings/structures. Application for said clearances shall be requested by the owner/applicant and failure to receive reply within seven (7) days from receipt of the application shall be sufficient not to cause further delay in processing of the application.. Such authorities who are expected to enforce their own regulations are:

- a. Department of Public Works and Highways (DPWH)
- b. Air Transportation Office (ATO)
- c. Housing and Land Use Regulatory Board (HLURB)
- d. Local Government Unit (LGU)
- e. Department of Tourism (DOT)
- f. Department of Environment and Natural Resources (DENR)

- g. Department of Transportation and Communication (DOTC)
- h. Department of Interior and Local Government (DILG)
- i. Philippine Ports Authority (PPA)
- j. Department of Education (DepEd)
- k. Department of Health (DOH)
- l. Philippine Institute of Volcanology and Seismology (PHIVOLCS)
- m. Laguna Lake Development Authority (LLDA)
- n. Manila Waterworks and Sewerage System (MWSS)
- o. National Water Resources Board (NWRB)
- p. Department of Agrarian Reform (DAR)
- q. Department of Agriculture (DA)
- r. Department of Labor and Employment (DOLE)
- s. National Housing Authority (NHA)
- t. National Council for the Welfare of Disabled Persons (NCWDP)

Fire Safety Evaluation Certificate

The Quezon Bureau of Fire Protection shall, within his mandate under The Fire Code of the Philippines, evaluate the application documents as to its compliance with the provisions of the Fire Code of the Philippines with regards to the following:

1. Fire Safety Requirements

Building Permit Evaluation Process

When processing an application for a building permit and/or ancillary permits, the Building Official shall see to it that the applicant satisfied the mandatory clearances and conforms with the regulations on structural design, sanitary and sewerage, environmental health, electrical and mechanical safety as well as with other rules and regulations promulgated in accordance with the provisions of the Code and this IRR.

When satisfied that all mandatory clearances, plans, specifications and other documents are in order, the Building Official gives due course to the application.

Civil / Structural Evaluation

The Civil /Structural evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for:

1. General Design and Construction Requirements
2. Structural Design Requirements
3. Excavations, Foundations and Retaining Walls
4. Prefabricated Construction
5. Protection and Safety Requirements for Construction, Demolition and Excavation
6. Abatement/Demolition of Buildings
7. Plastics
8. Signs

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Structural Engineer on Record that the prescribed notations were implemented and subject further to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Occupancy Permit.

Electrical Evaluation

The Electrical evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for Electrical Regulations.

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Supervising Electrical Engineer on Record that the prescribed notations were implemented and subject further

to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Certificate of Final Electrical Inspection.

Mechanical Evaluation

The Mechanical evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for Mechanical Regulations.

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Supervising Mechanical Engineer on Record that the prescribed notations were implemented and subject further to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Certificate of Use.

Sanitary Evaluation

The Sanitary evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for Sanitary Regulations.

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Supervising Sanitary Engineer or Master Plumber on Record that the prescribed notations were implemented and subject further to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Sanitary/Plumbing Certificate.

Plumbing Evaluation

The Plumbing evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for Plumbing Regulations.

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Supervising Sanitary Engineer or Master Plumber on Record that the prescribed notations were implemented and subject further to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Sanitary/Plumbing Certificate.

Electronics Evaluation

The Electronics evaluators of the Department of the Building Official shall evaluate building/structure documents as to compliance to technical requirements for Electronic Regulations.

Prescriptive method of evaluation, however, shall be used for simple applications, subject to certification by Supervising Electronic and Communications Engineer on Record that the prescribed notations were implemented and subject further to inspection if the prescriptive notations can be visually confirmed prior to the issuance of Certificate of Use.

SECTION 29 ISSUANCE OF CONSTRUCTION PERMITS

When satisfied that the work described in an application for building permit and the plans and specifications submitted therewith, conform to the requirements of the Code, this IRR and other pertinent rules and regulations, the City Building Official shall process and issue the building permit in the most expeditious manner in accordance with the time frame provided for in the citizen's charter relating thereto.

1. The Building Official may issue a permit for the construction of only a part or portion of a building or structure whenever the plans and specifications submitted together with the application do not cover the entire building or structure.
2. The design professional, applicant/owner, shall see to it that the corresponding amendatory building permits are issued before commencement of any amendatory works from the previously issued building permit, in compliance with the Code and this IRR.

3. Permitted plans and specifications shall not be changed, modified or altered without the approval of the City Building Official and the work shall be done strictly in accordance thereto.
4. The Building Official may issue a Ground Preparation and Excavation Permit even while the building permit application is still being processed subject to payment of the corresponding fees:

For excavations more than 50.00 cu. meters and more than 2.00 meters in depth, the owner/permittee shall post a cash bond of fifty thousand pesos (P50,000.00) for the first 50.00 cu. meters and three hundred pesos (P300.00) for every cu. meters in excess of 50 cu. meters until the building permit is issued, said excavations shall not exceed 100.00 cu. meters or 3.00 meters in depth and shall not be left open without any work being done in the site for more than one hundred twenty (120) days, otherwise the cash bond shall be forfeited in favor of the government to cover the expense for the backfilling of the excavation should the owner/permittee fail to restore the same. If the bond is insufficient to effect the necessary restoration, additional cost to be incurred to complete the restoration shall be charged to the account of the owner/permittee or to whoever shall assume ownership of the property. If the owner/permittee refuses backfilling of the excavation, the Building Official shall initiate legal proceeding.

5. Terms and Conditions of Permits

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

- a. Under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of the building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground. The engineer or architect who supervises the construction shall be solidarily liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.
- b. The proposed construction / erection / addition / alteration / renovation / conversion / repair / moving / demolition, etc. shall be in conformity with the provisions of the Code and this IRR.
 - i. That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by a duly licensed Geodetic Engineer.
 - ii. That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected.
 - iii. That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the Department of the Building Official representative during the conduct of his/her inspection pursuant to Section 12 of the Code.
 - iv. That upon completion of the construction, the Owner shall submit the logbook duly signed and sealed to the Building Official including as-built plans and other documents and shall also prepare and submit a Certificate of Completion of the project stating that the construction of the building/structure conform to the provision of the Code, its IRR as well as the plans and specifications.

In lieu of the logbook, however, a notarized certification by the supervising professional on record may be submitted with the following information therein:

- a. Project name and location
- b. Date of start and date of completion
- c. Date when major structural materials were tested
- d. Result of the material testing
- e. Major events that transpired

- v. All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendatory permit therefore issued before any work on said changes, modifications and alterations shall be started.
- c. That this permit shall not serve as an exemption from securing written clearances from various government authorities exercising regulatory function affecting buildings/structures.
- d. When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provisions of the Contractor's License Law (RA 4566).
- e. The Owner/Permittee shall be required in his/her application for permit, to indicate in the building permit application form the target start of construction activity for his /her proposed building / structure.
- f. The Owner/Permittee shall display the issued Building Permit Number in a conspicuous place on the construction site and shall remain posted for the duration of the construction.

SECTION 30 VALIDITY OF CONSTRUCTION PERMITS

1. The issuance of a building permit and/or ancillary permits shall not be construed as an approval or authorization to the permittee to disregard or violate any of the provisions of the Code and this IRR.
2. Whenever the issuance of a building permit and/or ancillary permits is/are based on permitted plans and specifications which are subsequently found defective, the Building Official is not precluded from requiring permittee to effect the necessary corrections in said plans and specifications or from preventing or ordering the stoppage of any or all building operations being carried on hereunder which hare in violation of the Code and this IRR.
3. A building permit and/or ancillary permits issued under the provisions of the Code shall expire and become null and void if the building or work authorized therein is not commenced within such period from the date of such permit, thereafter one year from the date of such permit any building permit and/or ancillary permits shall be considered expired and become null and void.
4. 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 twenty days, the building permit and/or ancillary permits shall likewise be considered revoked.
5. In case of revocation of permit the Building Owner or Design Professional may seek reconsideration for such revocation provided the same is based on justifiable reasons.

SECTION 31 NON-ISSUANCE, SUSPENSION AND REVOCATION OF PERMIT

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

- (a) Errors found in the plans and specifications;
- (b) Incorrect or inaccurate data or information supplied;
- (c) Non-compliance with the provisions of the Code or of any rule or law.

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

SECTION 32 APPEAL

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

SECTION 33 INSPECTION AND SUPERVISION OF WORK

1. The owner of the building who is issued or granted a building permit and/or ancillary permits under the Code and this IRR shall engage the services of a duly licensed architect or engineer to undertake the full time inspection and supervision of the construction work.
2. Such architect or civil engineer may or may not be the same architect or engineer who is responsible for the design of the building, both should be duly registered and accredited with the Department of the Building Official as an authorized architect or engineer. Said architect or engineer designated by the owner to undertake full time inspection and supervision of the construction shall be the same professional on record in the application for building permit and/or ancillary permits; and shall ensure that the construction conforms with the plans and specifications corresponding to the issued building permit and/or ancillary permits.
3. In the instance where the professional on record in charge of construction is replaced, a written notice must be submitted to the Building Official. The new professional in charge of construction shall assume all the responsibilities of the previous professional on record and must also be registered and accredited with the Department of the Building Official and shall become the new professional on record who supervised the construction work.
4. There shall be kept at the jobsite at all times a logbook wherein actual progress of construction including tests conducted, weather conditions and other pertinent data are to be recorded.
5. Upon completion of the construction, the said licensed architect or civil engineer shall submit the logbook, duly signed and sealed to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building conforms to the provisions of the Code and this IRR, as well as with the approved plans and specifications. Otherwise, if there are any justifiable reason that they could not present the logbook, the professional in-charge of construction of work shall submit a certification under oath stating therein the details mentioned in Section 29.5.iv.

SECTION 34 RANDOM INSPECTION

In addition to the mandatory inspection under pertinent laws and regulations, the Building Official or his duly authorized representative shall conduct random inspection of buildings or structures or inspect constructions, repairs, renovations and demolitions and other permitted work at any time of the day from seven o'clock in the morning to six o'clock in the evening from Monday to Friday, including Saturdays, Sundays and holidays if there is danger, except on officially declared non-working holidays, to ascertain compliance by the owner or contractor with the law, rules and regulations. Random inspections shall be particularly undertaken on buildings or structures suspected of being structurally unsafe, dangerous to persons, or hazardous to the public or which cause or contribute to the pollution or degradation of the environment because of abandonment, dilapidation or absence of our inadequate maintenance.

SECTION 35 CERTIFICATE OF OCCUPANCY

1. No building or structure shall be used or occupied and no change in the existing use or occupancy classification of a building or a portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided in the Code and this IRR. However, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion or portions of a building/structure prior to the completion of the entire building/structure.

2. 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 the Code and this IRR. The release of such Certificate of Occupancy shall be processed in the most expeditious manner in accordance with the time frame provided for in the citizen's charter relating thereto.
3. Existing buildings without valid permits may be issued a Certificate of Occupancy upon compliance to the minimum standards set forth by the National Building Code and this Ordinance and the submission of the following documents:
 - i. As Built Plans for all Professional disciplines
 - ii. Locational Clearance for the As Built structure
 - iii. Fire Safety Inspection Certificate for the As Built structure
 - iv. Structural Audit Report signed and sealed by a Structural Engineer
 - v. If retrofitting is required, Retrofitting plan and certificate of completion by the structural engineer conducting the structural audit.
 - vi. Megger test report on the electrical installation of the building.
 - vii. Application shall be subject to payment of the building permit fees, certificate of occupancy fees and contractor's tax.
4. The Certificate of Occupancy shall be posted or displayed in a conspicuous place on the premises and shall not be removed except upon order of the Building Official. All Certificate of Occupancy shall state the maximum occupant load for each building.
5. The non-issuance, suspension and revocation of Certificates of Occupancy and the procedure for appeal thereof shall be governed in so far as applicable, by the provisions laid down in the Code and this IRR.
6. The application and process of issuance of Certificate of Occupancy shall be as follows:
 - a. The owner/permittee shall submit to the Department of the Building Official a duly notarized Certificate of Completion together with the construction logbook or a notarized summary of construction activities, as-built plans and specifications and the Building Inspection Sheet all signed by whoever is the contractor (if the construction is undertaken by contract) and signed and sealed by the Owner's duly licensed Architect or Civil Engineer who undertook the full time inspection and supervision of the construction works. Such Plans and Specifications shall reflect faithfully all changes, modifications and alterations made on the originally submitted Plans and Specifications on file with the Department of the Building Official which are the basis of the issuance of the original building permit. The as-built Plans and Specifications may be just an orderly and comprehensive compilation of all the documents, which include the originally submitted plans and specifications and all amendments thereto as actually built or they may be an entirely new set of plans and specifications accurately describing and/or reflecting therein the building/structure as actually built.
 - b. A Fire Safety Inspection Certificate shall be secured first from the Bureau of Fire Protection prior to application for Certificate of Occupancy, subject to compliance with the provisions of the Fire Code of the Philippines (RA 9514).
 - c. The Department of the Building Official undertakes the final inspection, verification and/or review of the building/structure based on the Certificate of Completion, construction logbook or notarized summary of construction activities, building inspection sheets, original and as-built plans and specifications, as the case may be and specifications on the prescribed standard form according to the requirements set forth under Section 27.
 - d. Prior to the issuance of the Certificate of Occupancy, the Department of the Building Official shall prepare the corresponding fees and order of payment. The Building Official then issues the Certificate of Occupancy in the form prescribed therefor after all fees are paid.
 - i. A partial Certificate of Occupancy may be issued for the use or occupancy of a portion or portions of a building or structure prior to the completion of the entire building or structure, through the proper phasing of its major independent portions without posing hazards to its occupants, the adjacent building residents and general public.

- ii. A building for which a Certificate of Occupancy has been issued may further be issued other Certificates of Occupancy due to changes in use, whether partly or wholly, provided, that the new use/s or character/s of occupancy conforms with the requirement of the Code and its IRR.

SECTION 36 ANNUAL AND SAFETY INSPECTION

1. To safeguard life, health, property, and public welfare, consistent with the principles of sound environment management and control, the Building Official shall conduct Annual Safety Inspections on all existing buildings within Quezon City, except residential dwellings categorized as single detached, duplexes and low cost or socialized housing projects and / or structures. Generally, all existing buildings covered by a permit and/or certificate shall be subject to Annual Inspection.
2. Only Base Buildings/Structures shall be subject to mandatory Annual Safety Inspection. All other Buildings/Structures not subject of this mandate, including the tenants within a Base Building may request for inspection subject to payment of inspection fees.
3. Annual Building Inspection Certificates for the Base Building maybe used by its tenants as a requirement to Business Permit
4. No Ancillary Certificate, however will be issued without first securing the Building Inspection Certificate of the Base Building.
5. No Annual Certificates for tenants will be issued without the Building Inspection Certificate of the Base Building.

The Inspection of buildings and structures in Quezon City shall be done in such a way that high risk buildings shall be inspected annually, while medium and low risk buildings are to be inspected once every two to three years, respectively, depending on the internal capacity of the Department of the Building Official to conduct such inspection.

Enumerated and categorized hereunder are buildings and structures under high risk, medium risk and low risk usage and occupancy:

High Risk Buildings

1. Malls
2. Hospitals
3. Schools
4. Mixed Use Buildings (Condominiums / Office / Commercial)
5. Residential Condominiums
6. Dormitories / Boarding Houses
7. Hotels / Motels
8. Factories / Plants
9. Night Spots
10. Repair Shops / Machine Shops
11. Printing Press
12. Warehouses / Storages (with flammable liquids, gases or vapours)
13. Theatres / Auditoriums

Medium Risk Buildings

1. Banks
2. Display Centers / Showrooms
3. Markets / Supermarkets
4. Restaurants
5. Gas Stations
6. Place of Worships

7. Gymnasiums / Courts
8. Welfares and Charitable Structures
9. Warehouses / Storages of non-flammable materials

Low Risk

1. Stores
 2. Clubhouses
 3. Agricultural Buildings
 4. Shops (Dress Shop, Tailoring Shop, Barber Shop, etc.)
6. Existing buildings subjected to annual safety inspection but without the necessary permits shall be required to comply with the provisions of the National Building Code, the Code and this IRR;
 7. The Annual Safety Inspection shall focus on the architectural, structural, plumbing/ sanitary, electrical, mechanical and electronics compliance of the building / structure to sound maintenance and safety standards. All facilities, equipment and machineries found therein shall also be maintained in safe, sanitary and good working condition.

Prior to the processing of Annual Inspection Certificates, the following minimum requirements, whenever applicable, shall be presented and submitted by the base building owner /administrator to the City Building Official:

- a. Building Permit/ Occupancy Permit and all Ancillary Permits for the Base Building
- b. All buildings that have existed for fifteen (15) years or more shall be subjected to comprehensive evaluation and testing by a private structural engineer and other allied engineering firms to ensure the building safety for human habitation.
- c. A Certificate of Structural Stability of all buildings (15 years and above) shall be issued by an accredited structural engineer, who shall jointly assume with the building owner criminal and civil liabilities in case of structural failure, collapse or damage within the next ten (10) years.

d. Other Certificates and Test Results

d-1 Electrical

1. Certificate of existing operational condition of all electrical facilities and equipments
2. Insulation Resistance Test Result (wires and cables)
3. Overloading Test Result (circuit breaker)
4. Monthly/Yearly preventive maintenance program shall be posted in a conspicuous place of the buildings.

d-2 Mechanical

1. Certificate of existing operational condition of elevator, escalator, hoisting equipment, and other mechanical equipment / machineries
2. Performance Test Result (elevator, escalator and other hoisting equipments)
3. Monthly/Yearly preventive maintenance program shall be posted in a conspicuous place of the buildings.

8. In case of failure to comply with the findings and orders issued by the City Building official, the owner of the building shall be held accountable in accordance with the provisions of the Code and this IRR.

SECTION 37 TYPES OF CONSTRUCTION

The rapid technological transfer in the construction industry necessitates updates on the standards for each types of construction relating to structural framework, exterior walls and openings, interior walls and openings, floors, exits and stairs construction, decks and roofs reflected in the design plan specifications and the latest provisions of the Fire Code the Philippines. (RA9514).

SECTION 38 and 39 FIRE SAFETY REQUIREMENTS AND FIRE-RESISTIVE REQUIREMENTS IN CONSTRUCTION

The provisions of the Fire Code of the Philippines as referral code of the National Building Code and the Ordinance shall govern. This provision under the NBC and its IRR shall be administered and enforced by the Bureau of Fire Protection (BFP), under the direct supervision and control of the Chief of the Bureau of Fire Protection.

SECTION 40 CLASSIFICATION AND GENERAL REQUIREMENT OF ALL BUILDINGS BY USE OR OCCUPANCY

Subject to the provisions in Article 6, Section 476 of RA7160 the comprehensive zoning classification as provided in the SP-1368, S-2004 QC Zoning Ordinance shall govern. This Section shall be administered and enforced by the Quezon City Zoning Administrator.

Other provisions of the National Building Code and its IRR, not covered by the QC Zoning Ordinance shall be included in this IRR. Should there be any inconsistencies between the QC Zoning Ordinance and the National Building Code, the more stringent and most relevant rules and regulations shall prevail.

All other responsibilities related to the design requirements and standards is vested to the design professional and shall be in accordance to the applicable technical referral codes of NBC (PD1096).

SECTION 41 GENERAL REQUIREMENTS OF LIGHT AND VENTILATION

The provisions as provided in the National Building Code of the Philippines and its IRR and this Ordinance shall govern. This Section shall be administered and enforced by the Quezon City Zoning Administrator.

Other provisions of the National Building Code and its IRR, not covered by the QC Zoning Ordinance shall be included in this IRR. Should there be any inconsistencies between the QC Zoning Ordinance and the National Building Code, the more stringent and most relevant rules and regulations shall prevail.

All other responsibilities related to the design requirements and standards is vested to the design professional and shall be in accordance to the applicable technical referral codes of NBC (PD1096).

SECTION 42 GENERAL SANITARY REQUIREMENTS

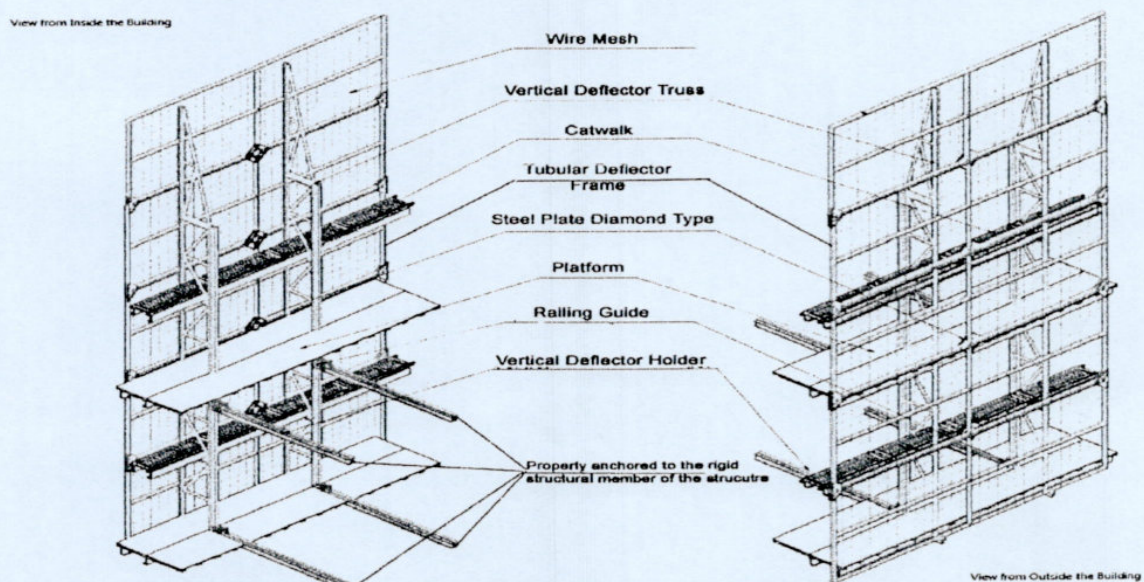
Subject to the provisions of Book II of the Civil Code of the Philippines, all buildings hereafter erected, altered, remodeled, relocated or repaired for human habitation shall be provided with adequate and potable water supply, plumbing installation, and suitable wastewater treatment or disposal system and storm water drainage. This is without prejudice to the Sanitation Code and Environment Code of Quezon City.

All other responsibilities related to the design requirements and standards is vested to the design professional and shall be in accordance to the applicable technical referral codes of the NBC.

SECTION 43 GENERAL REQUIREMENTS FOR THE PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION AND PROTECTION OF ADJOINING PROPERTIES

1. The following shall be the general requirements in any construction or demolition activities in order to ensure the protection of pedestrians and adjoining properties:

- a. No person shall use or occupy a street, alley, or public sidewalk for the performance of work covered by a building permit except in accordance with the provisions of the Code and this IRR.
- b. No person shall perform any work on any building or structure adjacent to a public way in general use by the public for pedestrian travel, unless the pedestrians are protected as specified in the Code and this IRR.
- c. Any material or structure temporarily occupying public property, including fences, canopies, and walkways, shall be adequately lighted between sunset and sunrise.
- d. All construction, demolition, excavation, renovation activities within Quezon City shall be provided with appropriate installation of safety devices and support temporary structures and any other equipment to protect the workers and civilians during the said stated activities
- e. For construction works that are six (6) storeys and above, the installation of a Vertical Deflector for safety precaution must be applied all around the building, sturdy enough to prevent the accidental falling of debris or construction materials to adjacent properties, sample of which is illustrated below:



The wire mesh to be used on the vertical deflector must at least be 2" x 2" x 3.5mm diameter, covered and protected by 12 millimeter mesh nylon net all throughout the surface.

- f. For construction activity where the aerial right of the adjacent property is compromised, the Installation of temporary safety measures not exceeding one meter over the aerial rights of said adjacent property shall be a mandatory requirement, subject to adjacent property owner's consent.

2. Storage in Public Property

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

3. Mixing Mortar on Public Property

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

4. Protection of Utilities

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

5. Walkway

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

6. Pedestrian Protection

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

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

- i. When the horizontal distance between the outermost face of the building/structure area and the inner edge of the sidewalk is more than one-half ($1/2$) the height of the building, a 2.40 meters fence is required.

- ii. When the horizontal distance between the outermost face of the building and the inner edge of the sidewalk is equal to or less than one-half (1/2) the height of the building, a canopy shall be required in addition to a fence.

d. Canopies

- i. The protective canopy shall have a clear unobstructed height of 2.40 meters above the walkway and shall be made of sufficient strength and stability to sustain safely the weight of materials that may be placed thereon, and to withstand shocks incident to the handling of such materials or their preparation for use, and accidental jars from trucks passing or delivering materials.
- ii. When the canopy is used for the storage of materials or for the performance of work of any kind, substantial railings not less than 1.00 meters high and solid toe boards not less than 300 millimeters high shall be placed along the street side and ends of the canopy. The canopy shall be capable of safely sustaining a load of 4800 Pascal or the intended load to be placed thereon, whichever is bigger.
- iii. The deck flooring of a canopy shall consist of planking not less than 50 millimeters in thickness, closely laid. All members of the canopy shall be adequately braced and connected to resist displacement of members or distortion of the framework,
- iv. Canopies shall be constructed solid for its entire length except for such openings as may be necessary for loading purposes. Such openings shall be kept closed at all times except during actual loading operation.
- v. Unless the top deck of the canopy is built solidly against the face of the building/structure to be constructed/demolished, the vertical face of the canopy supports next to the building shall be solidly fenced throughout, except for such openings as may be necessary for the execution of work. Such openings shall be provided with sliding or swinging gates which shall be kept closed at all times except when in actual use.
- vi. The street side of the canopy shall be kept open for a height of not less than 2.40 meters above the curb. The underside of the canopy shall be properly lighted at night with not less than 100-Watts bulb every 6.00 meters of its length and at each change of grade or elevation of the sidewalk surface.
- vii. When a wall of the building abuts or fronts a street, fans or catch platforms shall be erected along that wall at the level of the first floor of the building above the street level. Fans or catch platforms shall be erected at the level of other floors of the building as may be necessary to prevent nuisance from dust or danger from falling debris or materials.
- viii. When the horizontal distance between the outermost face of the building and the outer edge of the sidewalk is less than one-half (1/2) the height of the building, a protective device such as a net or screen extending from the uppermost part of the construction/demolition to ground level shall be required in addition to a fence and canopy.
- ix. Wherever required, protective netting/covering shall be of approved and substantially strong material such as 2 millimeters diameter G.I. wire, 38 millimeters mesh nylon net, or canvas.
- x. Where a wall of the building abuts or fronts a street, dust screens shall be erected to cover the entire wall so as to prevent nuisance from dust.
- xi. For medium and high-rise buildings six (6) storeys and higher, all protective and safety devices/facilities shall be completely installed including safety belts, safety nets and canopies for the safety of workers, pedestrians, nearby residents and motorists.

e. Warning Signs and Lights

- i. At every construction/demolition site, warning signs shall be conspicuously posted around the property. Warning signs shall be adequately illuminated at night for the protection of unwary pedestrians.
- ii. All entrances/exits to and from the construction/demolition site shall be kept closed at all times except during actual passage of men, materials or equipment.
- iii. All warning signs and lights shall be properly maintained even when operations are not in progress.
- iv. All areas of danger in demolition operations shall be properly enclosed and danger signs posted. Watchmen shall be provided to warn workers of impending dangers and all unauthorized persons shall be excluded from places where demolition is in progress.

7. Maintenance and Removal of Protective Devices

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

a. Average Light Intensity and Illumination

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

b. Welding and Cutting

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

- vii. Such tanks shall be securely fastened in place and in upright position. They shall be stored or set in place for use so that they are not exposed to the direct rays of the sun or to high temperature.
- viii. Before steel beams or other structural shapes or elements of construction are cut by means of a gas flame, they shall be secured by cables or chains to prevent them from dropping or swinging.
- ix. Where, in the course of demolition work, steel work or ironwork is being cut, released or dismantled, all necessary precautions shall be taken to prevent danger from sudden twist, spring or collapse.

c. Special Typhoon Precautions

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

d. Hoisting Machinery

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

e. Platform Hoists

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

- iv. Where wheelbarrows or buggies are used for handling material on platform hoists, cleats shall be nailed to the platform to fix the proper position so that handles shall not project beyond platform edges.
- v. Supports for the overhead sheave of the hoist shall be designed to carry two (2) times the weight of the hoist and its maximum load.

f. Hoist Towers

- i. Hoist towers erected in connection with construction work shall be substantially constructed. All members shall be so proportioned that the stresses shall not exceed those specified for the material when carrying the dead load of the tower plus two times the weight of the platform or bucket or its maximum load.
- ii. Every hoist tower shall rest on a sufficiently solid foundation to prevent injurious settlement or distortion of its framework.
- iii. The base of every hoist tower shall be screened or otherwise protected on all sides to a height of not less than 1.80 meters.
- iv. Every hoist tower shall be secured in not less than four (4) directions against swaying or tipping at intervals of not more than 10.00 meters in its height, by steel cable guys adequately anchored or by other satisfactory means.
- v. Such towers which are constructed adjacent to buildings shall be secured to the building frame at each floor as the construction progresses.
- vi. Hoist towers erected within the building, but not occupying the entire opening through which they pass, shall be completely enclosed on all sides and shall be provided with doors at the unloading points unless the platform hoist is solidly enclosed on all sides to the height to which material is to be loaded or unloaded.
- vii. Landing platforms in hoist towers or platforms connecting a hoist tower to a building or other structure shall be provided with guardrails and toe boards.

g. Derricks and Cranes

- i. Derricks shall be so designed and assembled that no part shall be stressed beyond the safe working stress for the material under its maximum rated load in any possible position. Such maximum load shall be conspicuously posted on each derrick.
- ii. The foot-block of every derrick shall be firmly secured against motion in any direction.
- iii. Guy derricks shall have the top of the mast held by not less than six (6) steel guy cables secured by firm anchorages and so placed that the angle of the guy with the mast shall be as large as possible.
- iv. The moving parts of derricks and cranes shall be kept well lubricated. All parts shall be inspected at least every other day.
- v. Use and operation of cranes shall be in accordance with Section 45 of this IRR.
- vi. In the operation of cranes and similar devices, a standard signal system shall be used and all men assigned to the operation of such equipment shall be fully instructed on the signals.

h. Cables, Ropes, Chains and Blocks

- i. All ropes and cables used in connection with scaffolds, derricks and hoisting apparatus shall be tested before being put to use and at least once every thirty (30) days while in use, to insure their safety and suitability for the purpose.

- ii. Cables, ropes, chains and blocks shall be of such size that the maximum load supported by them will not exceed one-sixth (1/6) of their breaking strength.
 - iii. Blocks designed for use with abaca ropes shall not be used for steel cables.
 - iv. Blocks used at or near floors or in other exposed places to change the direction of cables shall be enclosed or otherwise effectively guarded.
 - v. Chains shall not be used for slings, bridles or other similar purposes, but shall be restricted to only a straight pull.
 - vi. Hooks shall not be used for hoisting buckets, cages or skips.
- i. Ladders and Temporary Stairways
- i. Except where either permanent or temporary stairways or runways are required, ladders shall be provided to give access to all floors, stagings or platforms where work is being done more than five (5) storeys above ground or above a permanent or temporary floor.
 - ii. Ladders shall not be extended by joining two (2) or more together. No single ladder shall exceed 6.00 meters in length. When greater heights are to be reached, intermediate platforms shall be erected.
 - iii. Ladder landings shall be at least 1.20 meters square and equipped with handrails and toe boards.
 - iv. Ladder rungs shall be spaced uniformly and as near to 300 millimeters as practicable.
 - v. Ladders leading to floors, stagings or platforms shall extend at least 900 millimeters above the level of such floors, stagings or platforms.
 - vi. When used temporarily in place of stairways or runways, ladders serving traffic in both directions simultaneously shall be at least 1.00 meters wide. If separate ladders are provided for going up and coming down, they shall be marked "UP" and "DOWN" respectively at each floor and platform level.
 - vii. All ladders, when in use, shall be set up in a manner to be secured and to prevent slipping. Ladders, except stepladders or other self-supporting ladders, shall be securely fastened to a permanent support at the top, and if necessary, at the bottom, and braced to prevent swaying, bending or shaking.
 - viii. Ladders shall not be placed or used in shafts of operative elevators or hoists except by workers engaged in the erection, construction, alteration or repair of any such shafts, hoistways or equipment.
 - ix. Ladders shall not be painted, but may be oiled or treated with preservatives so as to permit the detection of faults.
 - x. Every ladder shall be inspected by the superintendent or foreman in charge before being put to use on a construction operation and thereafter at least once every thirty (30) days while in continued use.
 - xi. Permanent stairways shall be installed in all buildings under construction as soon as conditions will permit.
 - xii. When the work on a building has progressed to a height in excess of 18.00 meters and it has not been practicable to install the permanent stairways, at least one temporary stairway shall be provided for the full height and continued upward as rapidly as the work progresses.
 - xiii. Stairs and stairways shall be of sufficient strength to support a load of at least 4800 Pascal. All stairways shall be guarded on all open sides with handrails and toe boards.

- xiv. Temporary stairs shall be constructed so that treads and risers are uniform in width and height in any one (1) flight.
- xv. The sum of the height of the two (2) risers and the width of one (1) tread shall be not less than 460 millimeters nor more than 700 millimeters.
- xvi. Temporary stairways shall be not less than 900.00 millimeters wide.
- xvii. Landings shall be not less than 750 millimeters long. No flight of stairs of temporary stairways shall have a vertical rise in excess of 3.60 meters. Whenever necessary, intermediate landings shall be provided.
- xviii. Temporary and permanent stairways shall be adequately lighted.
- xix. Permanent stairs that are to be used during construction and on which treads are to be filled in later shall have wooden treads firmly fitted in place for the full area of the tread.
- xx. The top surfaces of the temporary treads shall be maintained above the tops of the risers or nosings.
- xxi. No door shall open directly onto a flight of stairs, but a landing equal at least the width of the door shall be provided between the door and the stairs.

j. Runways and Ramps

- i. Runways and ramps used in connection with scaffolds or extending from storey to storey or otherwise located and maintained for an extended period of time or for the transfer of bulky material shall be constructed of at least three (3) 25 x 250 millimeters planks laid closely side by side and substantially supported and braced to prevent unequal deflection and springing action.
- ii. Runways and ramps shall have a slope not greater than one is to three (1:3). The total rise of a runway or ramp between landings shall not exceed 1.80 meters.
- iii. When the rise is steeper than 1:3, runways or ramps shall be provided with cleats spaced not more than 20 millimeters apart.
- iv. Runways and ramps having a total rise of more than 1.80 meters, or passing over or near floor openings, high tension wires or other dangerous places, shall be provided with guardrails and toe boards.

k. Scaffolds

- i. Properly constructed scaffolds shall be provided for all works which cannot be done safely by workmen standing on permanent or solid construction, except when such work can be done safely from ladders. All such scaffolds shall be substantially constructed to support at least four (4) times the maximum load, and shall be secured to prevent swaying.
- ii. Planks used in the construction of stationary scaffolds shall be not less than 50 millimeters nominal thickness. Where such planks overlap at the ends, the overlap shall be not less than 150 millimeters. Planks shall be so placed that they cannot tip under the weight of the worker at any point. All nails shall be driven full strength. No nails shall be subject to direct pull.
- iii. Ropes, cables and blocks shall sustain at least six (6) times the maximum loads to which they will be subjected. Where acids are likely to come in contact with them, ropes shall not be used but steel cables properly protected by grease or oil or other effective methods shall be used instead.
- iv. Every scaffold, the platform level of which is more than 1.80 meters above the ground, or above a permanent or temporary floor, other than iron workers' scaffolds and carpenters' bracket scaffolds, shall be provided with guard rails and toe boards extending the full length of the scaffold and along the ends except where ramps or runways connect with them, unless otherwise enclosed or guarded.

On suspended, swinging and pole scaffolds, the space between guardrails and toe boards shall be fitted with wire mesh screens securely attached.

- v. Where objects are likely to fall on a scaffold from above, a substantial overhead protection shall be provided not more than 3.00 meters above the scaffold platform, and at doorways, passageways or other points. Where workers must pass under scaffolds, a substantial overhead protection shall be provided.
- vi. No materials or equipment other than required by the workers shall be placed on scaffold platforms.
- vii. Roof brackets, roof scantling, crawling boards and similar forms of supports shall be substantial in construction and securely fastened in place when in use.
- viii. Barrels, boxes or other similar unstable objects shall not be used as supports.
- ix. When used over public sidewalks or other places of public use, scaffolds used for minor building repairs, alterations, or painting, shall be equipped with drop cloths to effectively prevent the falling of paint or debris.
- x. Scaffolds used for sandblasting and guniting operations shall be entirely and effectively enclosed, and the determination of effective enclosure shall be the completed absence of particles of materials of operation in the air at a horizontal distance of 15.0 meters from the point of operation.

I. Temporary Flooring

- i. In buildings of skeleton construction, the permanent floor, except for necessary hoistway openings, shall, when possible, be constructed as the building progresses. There shall be not more than three (3) unfilled floors below the highest permanent floor.
- ii. In buildings of skeleton construction, the entire working floor shall be planked over, except spaces required for raising or lowering materials, and for stairways or ladders. Planks shall not tip under the weight of a worker at any point and secured, so that they cannot slip out of place.
- iii. In buildings of wood joist construction, the immediate underfloor shall be laid for each floor as the building progresses.

m. Floor Openings

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

n. Guardrails and Toe Boards

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

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

8. Demolition

- a. If the work is of a difficult or dangerous nature, it should be done by a contractor experienced in such work.
- b. Before demolition is commenced, notice of intention to proceed should be given to the adjoining owners of the buildings.
- c. Before commencing to demolish a building or repair a badly damaged building, shoring, tying, and strutting are necessary to prevent movement.
- d. For the purposes of arranging shores, ties, and other security measures, a survey of the existing building and the adjoining owner's building should be made prior to demolition and, where possible, particulars of existing wall foundations and of the subsoil should be obtained.
- e. Demolition should be done as much as possible, floor-by-floor.
- f. Care should be taken to dispose of debris as it arises. If this is not done, there is a great risk of overloading the floors, which may result in a collapse. All debris arising from demolition should be kept damp by means of spraying water from a hose with a fine spray to prevent dust arising and causing inconvenience to adjoining owners and pedestrians.
- g. Fans or catch platforms should be provided over public footways, etc., to protect workmen and occupants of adjoining building and the general public from falling debris during demolition. One fan at the first (1) floor level should be sufficient for buildings of three (3) storeys. Building of more than three (3) storeys should have additional fans at higher levels, generally at alternate floor levels.
- h. Precautions before demolition
 - i. Before commencing the work of demolition of a building/structure, all gas, electric, water and other utility meters shall be removed and the supply and service lines disconnected by the corresponding utility/service companies, who should be notified in advance.
 - ii. All fittings attached to the building/structure and connected to any street lighting system, electrical supply or other utilities shall be removed.
 - iii. All electric power shall be shut off and all electric service lines shall be cut and disconnected by the power company at or outside the property line.

- iv. No electric cable or other apparatus, other than those especially required for use in connection with the demolition work, shall remain electrically charged during demolition work, when it is necessary to remain electrically charged during demolition operations. When it is necessary to maintain any power, water, gas, or other utility/service lines during the process of demolition, such lines shall be temporarily relocated and protected with substantial covering to the satisfaction of the utility/service company concerned.
 - v. All necessary steps shall be taken to prevent danger to persons arising from fire or explosion from leakage or accumulation of gas or vapor, and from flooding from uncapped water mains, sewer and/or culverts.
 - vi. All entrance/exits to and from building shall be properly protected so as to prevent any danger to persons engaged in the demolition work using such entrance/exits in the performance of their work.
 - vii. Glazed sashes and glazed doors shall be removed before the start of demolition operations.
- i. Chutes
- i. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations, which are more than 6.00 meters above the point from which materials is to removed. Chutes shall be so situated and constructed so as not to pose any danger to public or to workmen.
 - ii. Chutes shall be completely enclosed and shall be equipped, at intervals of 6.00 meters less, with substantial stops to prevent descending materials from attaining dangerous speeds. Proper tools shall be provided and kept available to loosen materials or debris jammed in the chute. No materials or debris shall be dropped from any part of a building under demolition to any point outside the wall of the building except through properly enclosed wooden or metal chutes.
 - iii. Chutes which are at an angle of more than 45 from the horizontal shall be completely enclosed on all four (4) sides, except for openings at or about floor level at each floor, for the receiving of materials or debris.
 - iv. Chutes at an angle of less 45 with the horizontal may be left open on the upper side. However, where such a chute discharges into another chute steeper than 45 with the horizontal, the top of the steeper chute shall be covered at the junction point of the two (2) chutes to prevent the spillage of materials or debris.
 - v. Openings into which materials or debris are dumped at the top of the chute shall be protected by a substantial guardrail extending at least 1.80 meters above the level of the floor.
 - vi. At chutes openings where materials or debris are dumped from wheel barrows, a toe board or bumper not less than 150 millimeters high and 50 millimeters nominal thickness shall be provided.
 - vii. Any spaces between the chutes and edge of floor openings through which the chutes passes shall be solidly planked over.
 - viii. Chutes, as well as floors, stairways and other places, shall be effectively wet down at frequent intervals, whenever the dust from demolition operations would cause a menace or hardship to residents of adjoining buildings or premises.
 - ix. The bottom of each chute shall be equipped with an adjustable gate or stop for regulating the flow of materials.
 - x. Except when in actual use in the discharge of materials, the gate or stop shall be kept closed. A reliable person shall be designate to control the gate and the backing up and loading of trucks. He shall see to it that no person is allowed to stand or pass under the discharge end of the chute at any time.

- xi. The area at the discharge end of each chute shall be completely enclosed with a substantial fence at all times or otherwise made inaccessible. A danger sign shall be placed at the discharge end of every chute.
- j. Demolition of walls and chimneys
- i. No wall, chimney or other construction shall be allowed to fall in the mass, except under competent supervision.
 - ii. Scaffolds or staging shall be erected for workers if walls or other elements of the structure are too thin or too weak to work on. Heavy structural members, such as beams or columns, shall be carefully lowered and not allowed to fall freely.
 - iii. Masonry walls or sections of masonry shall not be permitted to fall upon the floors of the building in such masses as to exceed the safe carrying capacity of the floors.
 - iv. No walls or sections of walls whose height is more than twenty two (22) times its thickness shall be permitted to stand without lateral bracing unless such wall is in good condition and was originally designed to stand to a greater height without such lateral support.
 - v. Workmen shall not be permitted to work on top of a wall when weather conditions constitute a hazard.
 - vi. Before demolishing any interior or exterior wall which is within 3.00 meters of any opening in the floor immediately below, such opening shall be substantially planked over unless all workmen are removed from all floors below and access to such floors is positively prevented.
 - vii. At the completion of each day's work, all walls undemolished shall be left stable and in no danger of overturning or falling.
 - viii. Foundation walls which serve as retaining walls to support earth and adjoining structures shall not be demolished until such as adjoining structures have been underpinned or braced, and earth either removed or supported by sheet piling or other suitable materials.
 - ix. In the demolition of brick and/or masonry chimneys which cannot safely be toppled or dropped, all materials shall be dropped down through the insides of such chimneys.
 - x. The landing point at the discharge end chute, at or near the bottom of a chimney, shall be completely protected by means of an overhead timber canopy.
 - xi. To enable workmen to reach or leave their work or any wall or scaffold, walkways shall be provided. Such walkways shall be not less than three (3) planks, properly tied or nailed to bearers of not less than 560 millimeters in width, such that the planks do not deflect more than 50 millimeters under normal loading.
 - xii. In buildings of skeleton construction, the steel framing may be left in place during the demolition of masonry work, when this is done, all steel beams, girders and the like shall be cleared of all loose materials as the demolition progresses.
- k. Demolition of Floors
- i. Before the demolition of floors and floor beams, the floors and beams shall be completely supported by temporary planking and supports.
 - ii. When the load is transferred to lower floors, these floors shall be carefully propped.
 - iii. Demolition of floors shall not be started until the surrounding floor area to a distance of 6.00 meters has been entirely cleared of debris and other unnecessary materials.

- iv. No floor, roof or other part of a building that is being demolished shall be overloaded with debris or materials as to render it unsafe.
 - v. Where workmen are engaged in the removal of the floors, planks of ample strength which are supported independently of the flooring shall be provided for the workmen to step on. The plank shall be so placed as to give the workmen a firm support in case the floor gives way or collapse unexpectedly. When it is necessary for a workmen to straddle a space between two planks, such space shall not be exceed 400 millimeters. To enable workmen to reach any workplace without the necessity of walking on exposed beams, planks shall be provided to serve as catwalks.
 - vi. Planks used for temporary protection shall be sound, and at least 25 millimeters thick. They shall be laid close together, with the ends overlapping by at least 100 millimeters over solid bearings to prevent tipping under the load.
 - vii. Where floors are being removed, no workmen shall be allowed to work to the area directly underneath. Such areas shall be barricade to prevent access to it.
 - viii. Structural or load supporting members at any floors shall not be cut or removed until all stories above that floor have been demolished and removed.
 - ix. Where a floor has been removed, the entire tier of beams on which any devices is supported shall be completely planked over, except for such openings as are required for the handling materials or equipments.
 - x. Stairs and stair railings shall be kept in place and in usable condition as long as it is practicable.
 - xi. Steps and landings shall be kept free from debris and obstructions.
- I. Other safeguards
- i. Where applicable, the City Building Official shall require compliance with the minimum safety standards as prescribed by the OSHC - DOLE. The construction, alteration and removal of scaffolds and the application, installation and setting up of safeguard devices shall be done by skilled workmen under the supervision of a person, qualified by experience or training for such work.
 - ii. A device or piece of equipment, which is unsafe, shall be reported to the superintendent or foreman, who shall take immediate steps to remedy such condition or remove such device or equipment.
 - iii. Scaffolds, ladders, stairs, fuel gas tanks and other devices or equipment falling within the scope of this Rule shall be maintained in a good, safe and usable conditions as long as in use.
 - iv. Scaffolds, temporary floors, ramps, stairway landing, stair treads, and all other walk way surfaces shall be kept free from protruding nails/splinters.
 - v. Protruding nails and tie wire ends shall be removed, hammered in or bent in a safe condition.
 - vi. Electric lines, moving ropes and cable gears, or similar hazards with which a person might come in contact with shall be encased or protected.
 - vii. No person, firm or corporation, either personality or through an employee or agent of another, shall operate or move any machinery, equipment, materials, scaffolds, closer than 5.00 meters to any energized high voltage overhead electrical facilities unless authorized by Electrical Inspector.
 - viii. All workmen on any demolition job shall be so located to wear industrial safety helmets and body protective gears.
 - ix. Construction shed and toolboxes shall be so located as to protect persons from dangerous falling walls and objects.

- x. The Building Official may permit the use of alternative methods and/or devices depending on local conditions provided that the minimum standard of safety sought to be achieved under this Rule is not jeopardized.
- xi. In Fire Zones of Types I, II and III Construction, only heaters with enclosed flames shall be used for the heating of any roofing or other similar materials.
- xii. Wherever any enclosed flame heaters or open fires are used, there shall be a workman in constant attendance, whose duty shall be to have such heater or fire under proper control at all times.
- xiii. In all buildings in which standpipes are required such standpipes shall be installed as the construction progresses in such a manner that they are always ready for Fire Department use, to the topmost constructed floor. Such standpipes shall be provided with a Siamese twin dry standpipe outside the building and with one (1) outlet each floor connected to a fire hose cabinet.
- xiv. In every construction operations, wherever the tool house, store room or other shanty is built or a room or space is used for storage, dressing room or workshop, at least one (1) approved hand pump, tank or portable chemical or dry powder fire extinguisher shall be provided and maintained in an accessible location.
- xv. During construction operations, free access from the street to fire hydrants and to outside connections for standpipes, sprinklers or other fire extinguisher equipment, whether permanent or temporary shall be provided and maintained at all times. No material or construction equipment shall be placed within 3.00 meters of such hydrant or connection, not between it and the centerline of the street.
- xvi. Toilet facilities at the construction/demolition site, as an ancillary to the bunkhouse and operation, shall be maintained in a clean/sanitary condition for the use of the workers.
- xvii. Supply of portable water and sanitary washing facilities shall be provided for workers and other uses during workdays.
- xviii. At every construction/demolition operation, arrangements shall be made for prompt medical attention in case of accident. An ample supply of first aid medicine shall be provided as maintained in a clean/sanitary cabinet, which shall be available at all times under the direction of the superintendent or a person designate by him.
- xix. Unless competent medical attention is quickly available, where more than two hundred (200) workers are employed, a properly equipped first-aid room shall be provided, and a physician or competent nurse shall be in constant attendance.

SECTION 44 GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS

Buildings proposed for construction shall comply with all the regulations and specifications herein set forth governing quality, characteristics and properties of materials, methods of design and construction, type of occupancy, and classification of construction.

All other matters relative to the architectural, structural, sanitary / plumbing, electrical, mechanical, electronics and communication design of all buildings and other structures not provided for in this Code shall conform with the provisions of their respective technical referral codes.

As additional safeguard for structural integrity of any building or structure, the City Building Official may require peer review.

All other responsibilities related to the design requirements and standards is vested to the design professional and shall be in accordance to the applicable technical referral codes of the NBC.

SECTION 45 ELECTRICAL, MECHANICAL AND SANITARY / PLUMBING REGULATIONS

All electrical, sanitary/plumbing and mechanical systems, equipment and installations mentioned in this Code shall conform to the latest provisions of the Philippine Electrical Code, Sanitary / Plumbing Code, and Mechanical Code of the Philippines, respectively.

SECTION 46 USE OF COMPUTERS

The use of computer for all or any part of the design of a building under this Code is permitted provided that all documented outputs must contain all relevant information as may be required by the Building Official for purposes of evaluation.

All building plans and construction drawings shall utilize the standard forms type A0, A1, A2 and A3. Matrix / sample figures are to be included in the annexes.

To ensure compliance with the Code and this IRR, preliminary plans in electronic copy may be submitted to the Department of the Building Official for pre-evaluation. The Building Official also has an option to require consultations relative to the submitted plans.

SECTION 47 PROGRAM DOCUMENTATION

Documenting a program under this Code consist of filing with the City Building Official a reference to a publication or publications accessible to him where the detailed description of the program or a brief statement on the theoretical background of the program including a description of the algorithms used are found.

SECTION 48 SUBMISSION OF COMPUTER GENERATED COMPUTATIONS

A copy of the output sheets for computer generated computations shall be submitted as part of the design computations. The printout sheets shall be accompanied by a certification of a designer and/or consultants that the output sheets are the results obtained through the use of documented programs. The certification shall include the identification of the specific program used for each portion of the computer generated computations being submitted.

SECTION 49
THE PROVISIONS OF SP 2109, SERIES OF 2011, *otherwise known as the "QUEZON CITY BILLBOARD ORDINANCE OF 2011"*, ARE HEREBY ADOPTED AND MADE PART OF THIS CODE.

SECTION 50 EXISTING BUILDINGS AND STRUCTURES

All buildings or structures constructed under RA 6541 or existing city or municipal building codes or ordinances, if legally done in accordance therewith, shall be respected subject to such limitations established in the Code and this IRR.

However, alterations, additions, conversions and/or repairs to be made in such buildings or structures shall be subject to the provisions of the Code and this IRR.

SECTION 51 INTERIM RULES AND REGULATIONS

Interim rules and regulations on buildings promulgated by the Secretary before the adoption of this Code pursuant to existing laws or decrees shall continue to have binding force and effect, when not in conflict with the provisions of the Code and this IRR.

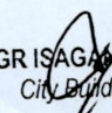
SECTION 52 FINAL PROVISIONS

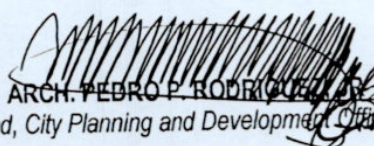
Section 52.1 SEPARABILITY CLAUSE – If for any reason any section or provision of this IRR, or any portion thereof, or the application of such section, provision or portion thereof is declared invalid or unconstitutional by the court of duly constituted authorities, the remainder of this IRR shall not be affected by such declaration and shall remain in force and effect.

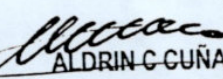
Section 52.2 REPEALING CLAUSE – Ordinances, executive orders, rules and regulations, and other issuances of the city government, or parts thereof, inconsistent with this Ordinance or IRR are hereby repealed, amended or modified accordingly.

Section 52.3 EFFECTIVITY CLAUSE - This IRR shall take effect upon its publication in three (3) newspapers of general circulation and upon approval of the City Mayor.

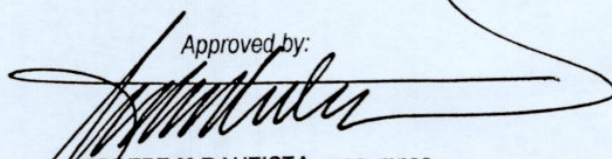
Recommending Approval:


ENGR ISAGANI R. VERZOSA, JR.
City Building Official


ARCH. PEDRO P. RODRIGUEZ, JR.
Head, City Planning and Development Office


ALDRIN C. CUÑA, mnsa
City Administrator

Approved by:


HERBERT M. BAUTISTA, mpa, mnsa
City Mayor

Date: 29 DEC 2017, 2017.