

Republic of the Philippines Tanggapan ng Sangguniang Panlungsod City of Naga



ORDINANCE NO. 97-081

AN ORDINANCE ENACTING THE REVISED BUILDING CODE OF THE CITY OF NAGA: -

Be it ordained by the Sangguniang Panlungsod of the City of Naga, that:

TITLE I - GENERAL PROVISIONS

SECTION 1. - TITLE. - This Ordinance shall be known as the "Revised Building Code of the City of Naga" and shall hereinafter be referred to as the "Building Code".

SECTION 2. - DECLARATION OF POLICY. - It is hereby declared to be the policy of the City Government of Naga to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control; and to this end, make it the purpose of this Code to provide for all buildings and structures, a framework of minimum standard and requirements to regulate and control their location, site, design quality of materials, construction, use, occupancy, and maintenance.

SECTION 3. - SCOPE AND APPLICATION. -

- a. The provisions of this Code shall apply to the design, location, sitting, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition or, and addition to public and private buildings and structures, except traditional indigenous family dwellings as defined herein
- b. 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 portions to be altered, added, converted or repaired.

SECTION 4. - GENERAL BUILDING REQUIREMENTS. -

- a. All buildings or structures as well as accessory facilities thereto shall conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.
- b. Buildings or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.
- c. Buildings or structures and all parts thereof as well as 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 of auxiliary facility thereto, shall be sanitary, hygienic or safe. In 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; from a volcano or volcanic site and/or from any other building considered to be a potential source of fire or explosion.

SECTION 6. - DEFINITIONS. - In this Code, the words, terms and phrases enumerated hereunder shall have the meaning or definition, correspondingly provided viz:

ACCESSORIA OR ROW HOUSE - house of not more than two storeys, composed of a row of dwelling units entirely separated from one another by party wall or walls and with an independent entrance for each dwelling units.

ACCESSORY BUILDING - A building subordinate to the main building on the same lot and used for purposes customarily incidental to those of the main building such as servants quarters, garage, pump house, laundry, etc.

AGRICULTURAL BUILDING - A building designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be used by the public.

ALLEY - Any public place or thoroughfare which has been dedicated or deeded to the public or public use as a passageway with a width of not more than three (3) meters.

ALTER OR ALTERATION - Any change, addition or modification in construction of occupancy.

APARTMENT - A room or suite of two or more rooms, designed and intended for, or occupied by one family for living, sleeping, and cooking purposes.

APARTMENT HOUSE - Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the building, and shall include flats and apartments.

ARCADE - Any portion of a building above the first floor projecting over the sidewalk beyond the first-storey wall used as protection for pedestrians against rain or sun.

ASSEMBLY BUILDING OR HALL - A building or a portion of a building used for the gathering together of fifty or more persons for such purposes as deliberation, workshop, entertainment, amusement, or awaiting transportation or of a hundred or more persons in drinking and dining establishments.

ATTIC STOREY - Any storey situated wholly or partly in a roof, so designed, and/or built as to be used for business, storage or habitation.

AWNING - A movable shelter supported entirely from the exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.

BACKING - The surface or assembly to which veneer is attached.

BALCONY - A portion of the seating space of an assembly room, the lowest part of which is raised 1.20 meters or more above the level of the main floor.

BALCONY EXTERIOR EXIT - A landing or porch projecting from the wall of a building, and which serves as a required means of egress. The long size shall be at least fifty percent open, and the open area above the guardrail shall be so distributed as to prevent the accumulation of smoke or toxic gases.

BARBECUE - A stationary open hearth or brazier, either fuel-fired or electric, used for food preparation.

BASEMENT - A portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor is less than the vertical distance from grade to ceiling.

BAY OR PANEL - One of the intervals or spaces into which the building front is divided by columns, buttresses, or division walls.

BOARDING HOUSE - A house with five or more sleeping rooms where boarders are provided with lodging, and meals for a fixed sum paid by the month, or week, in accordance with previous arrangement.

BOILER ROOM - Any room containing a steam or hot water boiler.

BUILDABLE AREA - The remaining space in a lot after deducting the required minimum open spaces.

BUILDING - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

BUILDING HEIGHT - The vertical distance from the established grade elevation to the highest point of the coping of a flat roof, to the average height of the highest gable or a pitch or hip roof, or to the top of the parapet. In case of sloping ground, the average group level of the buildable area shall be considered the established grade elevation.

BUILDING LENGTH - Its general linear dimensions usually measured in the direction of the bearing wall for girders.

BUILDING WIDTH - Its shortest linear dimensions usually measured in the direction of the floor, beams or joists.

CELLAR - The portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

CHIMNEY CLASSIFICATIONS:

- a. RESIDENTIAL APPLIANCE TYPE A factory-built or masonry chimney suitable for removing products of combustion from residential type appliance producing combustion gases not in excess of 538 C measured at the appliance flue outlet.
- b. LOW-HEAT APPLIANCE TYPE A factory-built masonry or metal chimney suitable for removing the product of combustion from fuel-burning low-heat appliances producing combustion gases not in excess of 538 C under normal operating

conditions but capable of producing combustible gases of 760 C during intermittent forced firing for periods up to one hour. All temperatures are measured at the appliance flue outlet.

c. Medium-Heat Appliance Type

CHIMNEY CONNECTOR - The pipe which connects a fuel-burning appliance to a chimney.

CHIMNEY LINER - The living materials of fire clay or other approved material.

CHIMNEY, MASONRY - The chimney or solid masonry units, bricks, stones, listed hollow unit, masonry units, or reinforced concrete.

CONCRETE BLOCK - A hollow or solid concrete masonry unit made from Portland cement and suitable aggregates such as sand, gravel, crushed stone, bituminous or anthracite cinders, burned clay, pumice, volcanic scoria, air cooled or expanded blast furnace slags.

COPING - The material or units used to form a cap of finish on top of a wall, pier, or pilaster.

CORROSION-RESISTANT - The non-ferrous metal, or any metal having an unbroken surface of non-ferrous metal, or steel with not less than ten percent (10%) chromium or with less than 0.20% percent copper.

CORROSION-RESISTANT MATERIAL - Materials that are inherently rust-resistant or materials to which an approved rust-resistive coating has been applied either before or after forming or fabrication.

COURSE - A continuous horizontal layer of masonry units.

COURT - An occupied space between building lines and lot lines other than a yard; free, open, and unobstructed by appendages from the ground upward.

DISPERSAL AREA (SAFE) - An area which will accommodate a number of persons equal to the total capacity of the stand and building it serves, in such a manner that no person within the area need be closer than 15.00 meters from the stand or building. Dispersal areas shall be based upon an area of not less than 0.28 square meters per person.

DWELLING - Any building or any portion thereof which is not an "apartment house", "lodging house", or a "hotel" as defined in this Code which contains one or two "dwelling units" or "guest rooms", used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.

DWELLING, INDIGENOUS FAMILY - A dwelling intended for the use and occupancy by the family of the owner only. It is one constructed of native materials such as bamboo, nipa, logs, or lumber, the total cost of which does not exceed fifteen thousand pesos.

DWELLING, MULTIPLE - A building used as a home or residence of three or more families living independently from one another, each occupying one or more rooms as a single housekeeping unit.

DWELLING, ONE-FAMILY - A detached building designated for, or occupied exclusively by one family.

DWELLING UNIT - One or more habitable rooms which are occupied or which are intended or designated to be occupied by one family with facilities for living, sleeping, cooking, and eating.

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

EXIT COURTS - A yard or court providing egress to a public way for one or more required exits.

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

EXIT PASSAGEWAY - An enclosed means of egress connecting a required exit or exit court with a public way.

FACING - Any masonry, forming an integral part of a wall used as a finished surface (as contrasted to veneer, see definition).

FIREBRICK - A refractory brick.

FIRECLAY - A finely ground clay used as a plasticizer for masonry mortars; varies widely in physical properties.

FIREPLACE - A hearth and fire chamber or similarly prepared place in which a fire may be made and which is built in conjunction with a chimney.

FIRE RETARDANT TREATED WOOD - Lumber or plywood impregnated with chemicals and when tested in accordance with accepted fire standards for a period of 30 minutes shall have a flame-spread of not over 25 and show no evidence of progressive combustion. The fire-retardant properties shall not be considered permanent when exposed to the weather.

FIRST STOREY - The storey the floor of which is at or above the level of the sidewalk or adjoining ground, the remaining storeys being numbered in regular succession upward.

FLOOR AREA - The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

FOOTING - That portion of the foundation of a structure which spreads and transmits loads directly to the soil or the pile.

FOUNDATION - All the portions of the building or structure below the footing, the earth upon which the structure rests.

GARAGE - A building or portion thereof in which a motor vehicle containing gasoline, distillate, or other volative, flammable liquid in its tank, is stored, repaired, or kept.

GARAGE, COMMERCIAL - A garage where automobiles and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire, or sale.

GARAGE, OPEN PARKING - A structure of one or more tiers in height which is at least 50 percent open on two or more sides and is used exclusively for the parking or storage of passenger motor vehicles having a capacity of not more than nine persons per vehicle. Open parking garages are further classified either ramp-access or mechanical-access. Ramp-access, open parking, garages are those employing a series of continuously rising floors permitting the movement of vehicles under their own power from and to the street level. Mechanical-access parking garages are those employing parking machines, lifts, elevators, or other mechanical services for vehicles moving from and to street level and in which public occupancy is prohibited above the street leveled.

GARAGE, PRIVATE - A building or a portion of a building in which only motor vehicles used by the tenants of the building or building on the premises are stored or kept.

GIRDER - A horizontal structural piece which supports the end of the floor beams or joist or walls over opening.

GRADE (ADJACENT GROUND ELEVATION) - The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 1.50 meters distant from the said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a property line if it is less than 1.50 meters distant from said wall. In case walls are parallel to and within 1.50 meters of a public sidewalk, alley, or other public way, the grade shall be the elevation of the sidewalk, alley, or public way.

GROUND FLOOR - The storey at or near the level of the grade, the other storeys, beginning with the second, for the first next above, shall be designated by the successive floor numbers counting upward.

GUEST ROOM - Any room or rooms used, or intended to be used by a guest for sleeping purposes. Every 9.30 square meters of superficial floor area in a dormitory shall be considered to be a guest room.

HABITABLE ROOM - Any room meeting with the requirements of the Code for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms service rooms, connecting corridors, laundries, unfinished attics, storages, space cellars, utility rooms, and similar spaces.

HALL, COMMON - A corridor or passageway used in common by all the occupants within a building.

HALL, STAIR - A hall which includes the stair, stair landings, and those portions of the common halls through which it is necessary to pass in going between the entrance floor and the room.

HELIPORT - An area of land or water or a structural surface which is used, or intended for use in the landing and take-off of helicopters and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

HELISTOP - The same is a heliport except that no refueling, maintenance, repairs, or storage of helicopters is permitted.

HOTEL - A building or a part thereof with rooms occupied or intended to be occupied for hire as temporary a boding place of individuals with a general kitchen and public dining room service, but no provision for cocking in any individual suite or room.

HOTEL, APARTMENT - An apartment house which may furnish dining room service and other services for the exclusive use of its tenants.

INCOMBUSTIBLE - As applied to building construction material, as material which, in the form it is used, is either one of the following:

- 1. Material having a structural base of incombustible material, with surfacing material not over 3.2 millimeters thick which has a flame-spread rating of 50 or less.
- 2. "Incombustible" does not apply to surface finish materials. Material required being incombustible for reduced clearance to flues, beating appliances, or other materials shall refer to material conforming to the provisions of this Code. No material shall be classed as incombustible which is subject to increase in combustibility or flame-spread rating beyond the limits herein established, through the effects of age, moisture, or other atmospheric condition.

INCOMBUSTIBLE MATERIAL - When referred to as structural material, means brick, stone, terra cotta, concrete, iron, steel metal, or tiles, used either singly or in combination.

INCOMBUSTIBLE ROOFING - A converging of not less than two thickness of roofing felt and a good coat of tar and gravel or tin, corrugated iron or other approved fire-resisting material with standing seam on lap joint.

INCOMBUSTIBLE STUD PARTITION - A partition plastered on both sides upon metal lath or wire cloth for the full height, and fire-topped between the studs with incombustible material 20 centimeters above the floor and at the ceiling.

LINE, BUILDING - The line formed by the intersection of the outer surface of the enclosing wall of the building and the surface of the ground.

LINTEL - The beam or girder placed over the opening in a wall, which supports the wall construction above.

LOAD, DEAD - The weight of the permanent portion of the building or structure; it includes the weight of the walls, permanent partitions, framing, floors, roofs, and all other permanent and stationary fixtures, mechanism, and other construction entering into and becoming a part of a building or structure.

LOAD, LATERAL - The load caused by winds, earthquake, or other dynamic forces.

LOAD, LIVE - The weight of the contents of the building or structure; it includes all other loads except dead and lateral, and weight of temporary partition cases, counters, and similar equipment, and all loads imposed due to the occupancy of the building or structure.

LOAD, OCCUPANT - The total number of persons that may occupy a building or portion thereof at any one time.

LODGING HOUSE - Any building or portion thereof, containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise.

LOT - A parcel of land which a principal building and its accessories are placed or may be placed together with the required open spaces. A lot may or may not be the land designated as lot on recorded plot.

LOT, CORNER - A lot situated at the junction of two or more streets forming an angle of not more than one hundred thirty-five degrees (135•).

LOT, DEPTH OF - The average horizontal distance between the front and the rear lot lines.

LOT, FRONT - The front boundary line of a lot bordering on the street and in the case of a corner lot, it may be either frontage.

LOT, INSIDE - A lot fronting on but one street or public alley and the remaining sides bounded by lot lines.

LOT LINE - The line of demarcation between either public or private property.

LOT, OPEN - A lot bounded on all sides by street lines.

LOT, WIDTH OF - The average horizontal distance between the sides of lot lines.

MASONRY - A form of construction composed of stone, brick, concrete, gypsum, hollow clay tile, concrete block or tile, or other similar building units or material or combination of these materials laid up unit and set in mortar.

MASONRY, SOLID - Masonry of solid units built without hollow spaces.

MASONRY, UNIT - Brick, block, tile, stone, or other similar building unit or combination thereof, made to be bounded together by a cementation agent.

MEZZANINE OR MEZZANINE FLOOR - A partial intermediate floor in any storey or room of a building having an area of not more than one-half of the area of the room or space in which it is constructed.

NON-CONFORMING BUILDING - A building which does not conform with the regulations of the district where it is situated as to height, yard requirement, lot area, and percentage of occupancy.

NON-CONFORMING USE - The use of a building or land or any portion of such building or land which does not conform with the use and regulation of the zone where it is situated.

OCCUPANCY - The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

OWNER - Any person, company, or corporation owning the property or properties under consideration or receiver or trustee thereof.

PANIC HARDWARE - A bar which extends across at least one-half the width of each door leaf, which will open the door if subjected to pressure.

PARTITION - An interior subdividing wall.

PIER - An isolated mess of masonry forming support for arches, columns, girders, lintels, trusses, and similar structural parts.

PILASTER - A portion of the wall which projects on one or both sides and acts as a vertical beam, a column, or both.

PLASTER, PORTLAND, CEMENT - A mixture of Portland cement, or Portland cement and lime, and aggregate and other approved material as specified in this Code.

PLASTICS, APPROVED - Plastic materials which have a flame spread rating of 225 or less.

PLATFORM, ENCLOSED - A partially enclosed portion of an assembly room the ceiling of which is not more than 1.50 meters above the proscenium opening and which is designed or used for the presentation of plays, demonstrations, or other entertainment wherein scenery, drops, decoration, of the effects may be installed or used.

PUBLIC WAY - A parcel of land unobstructed from the ground to the sky, more than 3.0 meters in width, appropriated to the free passage of the general public.

REPAIR - The construction or renewal of any part of an existing building for the purpose of its maintenance. The word "repair" shall not apply to any change of construction.

SHAFT - A vertical opening through a building for elevators, dumbwaiters, mechanical equipment, or similar purposes.

SHOW WINDOW - A store window in which goods are displayed.

SLUM - Blighted area; Eyesore; An Area where the values of real estate tend to deteriorate because of the dilapidated, obsolescent, and unsanitary condition of the building within the area. Any eyesore is a building or area which is markedly unpleasant to look at.

SOCALO, MASONRY - The wall between the bottom of the windowsill and the ground.

SOFFIT - The underside of a beam, lintel, or reveal.

STABLE - Any structure designed and intended for the enclosure, shelter, or protection of any horse, carabao, or other cattle.

STABLE, COMMERCIAL - A stable wherein the animals kept are for business, racing or breeding purposes.

STAGE - A partially enclosed portion of an assembly building which is designed or used for the presentation of plays, demonstrations, or other entertainment wherein scenery, drops or other effects may be installed or used, and where the distance between the top of the proscenium opening and the ceiling above the stage is more than 1.50 meters.

STAIRWAY - A stairway serving one tenant only.

STOREY - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of the building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished surface is more than 3.60 meters above grade as defined herein at any point, such basement, cellars or unused under floor space shall be considered as a storey. **STOREY, HEIGHT OF** - The perpendicular distance from top to top-on two successive floors, floor beams, or joist. The clear height of a storey or a room is the distance from the floor to the ceiling. The clear height of balconies is measured from the highest point of the sidewalk grade to the underside of the balcony floor joists. If these joists are sealed, this clear height is measured to the underside of the ceiling.

STREET - Any thoroughfare or public space which has been dedicated or deeded to the public for public use.

STRUCTURE - That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

STRUCTURAL FRAME - The framing system including the columns and the girders, beams, trusses, and spandrels having direct connections to the columns and all other members which are essential to the stability of the building as a whole. The members of floor or roof which have no connection to the columns shall be considered secondary and not a part of the structural frame.

SUPORTALES - The vertical supports, such as posts or stanchions, as used in indigenous or traditional type of construction. These may be freestanding as stilts or integrated into the wall structure. In the case of the former, pie de gallos (knee) or crosettas (cross bracings) are sometimes used.

SURFACE, EXTERIOR - Weather-exposed surface

SURFACE, INTERIOR - Surface other than weather-exposed surfaces.

SURFACE, WEATHER-EXPOSED - All surfaces of walls, ceilings, floors, roofs, soffits, and similar surfaces exposed to the weather except the following:

- 1. Ceiling and roof soffits enclosed by walls, or by beams extend a minimum of 300 millimeters below such ceiling or roof soffits;
- 2. Walls or portions of walls within an enclosed roof area when located a horizontal distance from an exterior opening equal to twice the height of the opening; and
- 3. Ceiling and roof soffits beyond a horizontal distance of 3.00 meters from the outer edge of the ceiling or roof soffits.

VALUE OR VALUATION OF A BUILDING - The estimated cost to replace the building in kind, based on current replacement costs.

VAULT - Any surface or underground construction covered on top, or any fireproof construction intended for the storage of valuables.

VENEER ADHERED - Veneer secured and supported by approved mechanical fasteners attached to an approved backing supported through adhesion to an approved bonding material applied over an approved backing.

VENEER, EXTERIOR - Veneer applied to weather-exposed surfaces.

VENEER, INTERIOR - Veneer applied to surfaces other than weather-exposed surfaces.

WALL, BEARING - A wall which supports any load other than its own weight.

WALL, CROSS - A term which may be used synonymously with a partition.

WALL, CURTAIN - The enclosing wall of an iron or steel framework or the non- bearing portion of an enclosing wall between piers.

WALL, DEAD - A wall without openings.

WALL, EXTERIOR - Any wall or element of a wall or any member or group of members, which defines the exterior boundaries or courts of a building.

WALL, FACED - A wall in which the facing and backing are so bonded together that they act as a composite element, and exert a common action under load.

WALL, FIRE - Any wall which subdivides a building so as to resist the spread of fire, by starting at the foundation and extending continuously through all storeys to, or above the roof. Extending above the roof is 1.00 meter.

WALL, FOUNDATION - That portion of an enclosing wall below the first tier of the floor joists.

WALL, HEIGHT OF - The perpendicular distance measured from its base line either at the grade or at the top of the girder to the top of the coping thereof. Foundation and retaining walls are measured from the grade downward to the base of the footing.

WALL, NONBEARING - A wall which supports no load other than its own weight.

WALL, PARAPET - That part of any wall entirely above the roofline.

WALL, PARTY - A wall separating two or more buildings, and used in common by the said buildings.

WALL, RETAINING - Any wall used to resist the lateral displacement of any material; a subsurface wall built to resist the lateral pressure of internal loads.

WALL, THICKNESS OF - The minimum thickness measured on the bed.

WINDOW - An opening through a wall of a building to the outside air for the purpose of admitting natural light and air.

WINDOW, ORIEL - A projecting window similar to a bay window but carried on brackets or corbels. The term "bay window" may also be applied to an oriel window projecting over the street line.

WIRE BACKING - Horizontal strands of tautened wire attached to surfaces of vertical wood supports which, when covered with building paper, provide a backing for Portland cement plaster.

YARD OR PATIO - The vacant space left in the lot between the building and the property line.

YARD, REAR - The yard lying between the side lot lines, the nearest lot line, and the nearest building line.

YARD, SIDE - The yard lying between the sideline and the nearest building and between the front and the rear yards.

TITLE II - ADMINISTRATION AND ENFORCEMENT

SECTION 7. - RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. - The administration and enforcement of the provisions of this Code including the imposition of penalties for administrative violations thereof is hereby vested in the Building Official of the City of Naga.

SECTION 8. - TECHNICAL STAFF. - The Building Official shall be provided with professional staffs composed of highly qualified architects, engineers and technicians who pass diversified and professional experience in the field of building design and construction.

SECTION 9. - GENERAL POWERS AND FUNCTIONS OF THE BUILDING OFFICIAL. - For purposes of carrying the out the provisions of this Code, the Building Official shall exercise the following general powers and functions:

- 1. Formulate policies, plans, standards and guidelines on building design, construction, use, occupancy and maintenance, in accordance with this Code.
- 2. 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.
- 3. Evaluate, review, approve and/or take final action on changes and/or amendments to existing Referral Codes as well as on the incorporation of other referral codes which are not yet expressly made part of this Code.
- 4. Propose to the Sangguniang Panlungsod the amount of fees and other charges that the Building Official shall collect in connection with the performance of regulatory functions.

SECTION 10. - PROFESSIONAL AND TECHNICAL ASSISTANCE. - The building official with the assistance of his technical staff shall provide such professional, technical, scientific and other services including testing laboratories and facilities as may be required to carry out the provisions of this Code; Provided that the Building Official may secure such services as he may deem necessary from other agencies of the National Government and make arrangement for the compensation of such services. He may also engage and compensate within appropriations available therefore, the services of such number of consultants, experts and advisers on full or part-time basis, as may be necessary, entities or associations to carry out the provisions of this Code.

SECTION 11. - BUILDING OFFICIAL. - Except as otherwise provided herein, the Building Official shall be responsible for carrying out the provisions of this Code in the field as well as enforcement of orders and decisions made pursuant thereto.

SECTION 12. - QUALIFICATIONS OF BUILDING OFFICIAL. - No person shall be appointed as a Building Official unless he posses the following qualifications:

- 1. A Filipino citizen and of good moral character.
- 2. A duly registered architect or civil engineer.
- 3. A member of good standing of a duly accredited organization of his profession for not less than two years.
- 4. Has at least five years of diversified and professional experience in building design and construction.

SECTION 13. - FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE BUILDING OFFICIAL. -

- 1. The Building Official shall be primarily responsible for the enforcement of the provisions of this Code as well as of the implementing rules and regulations issued therefore. He is the official charged with the duties of recommending to the City Mayor for the issuance of building permits.
- 2. He shall have over all administrative control and/or supervision over all work pertinent to buildings within his area of responsibility and shall direct charge or processing of all building permit applications on the basis of land-use and architectural, structural and geodetic (line and grade), sanitary and plumbing, electrical, mechanical and fire as well as other standard requirements, rules and regulations promulgated in accordance with this Code and of the National Building Code.
- 3. He shall submit an annual situation report to the City Mayor on the status of all existing, on-going, proposed public as well as private building activities within his area and shall undertake an annual inspection of all buildings and keep an up-to-date record of their status in relation to: conformity of use per zoning regulations and approved permit, architectural or urban design presentability, structural stability and fire protection.
- 4. He shall review and evaluate design, plans and programs with the corresponding specifications, estimates and other necessary building documents of all building projects under his charge.
- 5. He shall inspect the construction, repair, addition, renovation and/or demolition of all buildings in accordance with this Code and approved Land-Use or Master Development Plan and shall have the right to enter any building, building site, or its surroundings, premises and into any new or unoccupied building or building complex. The owner of said building or building complex and building site should be duly informed of the findings and recommendations by the Building Official within a reasonable period of time.
- 6. He shall avail of the assistance and services of the various law enforcement agencies, if and when deemed necessary, for the effective performance of his duties.
- 7. He shall see to it that the technical staff charged with the various aspects of administrative control and/or supervision of buildings are qualified professionals who are duly registered architects, engineers, master electricians, master plumbers, etc., with a minimum of three (3) years experience in their respective professions or field of specialization.
- 8. He shall coordinate with the other government officials and officers-in-charge of various aspects of planning and development such as the governor, the city/municipal mayors, the district/city/municipal engineers, the planning and/or development officers and others.
- 9. He shall keep a permanent record and accurate account of all fees and other charges fixed and authorized to be collected and received.
- 10. In the performance of his duties, the Building Official may enter any building or its premises at all reasonable times to inspect and determine compliance with the

requirements of this Code, and the terms and conditions provided for the building permit as issued.

11. When any building work is found to be contrary to the provisions of this Code, 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 the discontinuance of the occupancy or use of any building or structure or portion thereof found to be occupied or used contrary to the provisions of this Code.

SECTION 14. - FEES. -

- 1. The Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized to be collected and received under this Code.
- Regardless of the type of construction, the cost of construction of any building for the purpose of assessing the corresponding permit fees and certificate of occupancy is hereby fixed as follows:

CATEGORY I, II, III	CATEGORY IV	CATEGORY V
P1, 000.00	P200.00	P500.00

- 3. No fees shall be charged on the following applications:
 - 3.1. Construction/addition/renovation/alteration of traditional indigenous family dwelling units as defined under Section 15 of this Code.
 - 3.2. Construction/addition/renovation/alteration of public buildings. The term "public building or structure" refers to any building owned, occupied and operated by neither regular and/or specialized agencies nor offices performing purely governmental functions.
 - 3.3. Construction/addition/renovation/alteration introduced or undertaken by the National Housing Authority on government owned tenement houses and other housing units while the title of lot is still under the name of the government.
 - 3.4. Reconstruction of buildings or structures damaged or destroyed by typhoon, fires, earth-quakes or other calamities provided that the cost of such reconstruction shall not exceed twenty percent (20%) of the original construction cost based on the schedule of rates provided in this Rule and that an application therefore is filed with the Building Official together with the Certificate of Damage which shall be obtained from the Office of the Building Official not later than thirty (30) days after the occurrence of such calamity.
 - 3.5. Construction of buildings or structures by civic organizations, charitable institutions to be donated to the government for public use.
 - 3.6. Construction/addition/renovation/alteration/re- pair of buildings/structures and/or electrical equipment/installations owned by electric co-operatives organized and/or operating pursuant to PD 269. However, individual household members of such cooperatives are not exempt.
- 4. Zoning and Land Use Verification Fee:

a. Category I	P10.00
b. Category II	30.00
c. Category III	20.00
d. Category IV	5.00
e. Category V	According to Category of

principal building/structure.

- 5. Establishment of Line and Grade:
 - a. All sides fronting and or abutting-streets, esteros, rivers and creeks:

1. First 10 meters	P20.00
2. Every meter or fraction thereof in	P 2.00
excess of 10 meters	

b. All other sides:

Every meter or fraction thereof P 1.00

- 6. Schedule of Building Permits Fees:
 - 6.1. The Building Permit Fee includes the excavation fee for foundation. However, while the application is still being processed, the Building Official may allow excavation for foundation and basement, for which the following fees shall be charged:
 - a. Excavation for foundation per cu. m. P1.00 of excavation
 - b. Excavation for basement per cu. m. 1.00 of excavation

Note: The fee paid thereof shall be deducted from the total building permit fees.

6.2. Construction/addition/renovation/alteration of buildings under Category I shall be assessed according to the following rates:

AR	REA IN SQ. M.	FEE/SQ. M.
a)	Original Complete construction up	Exempted
	to 20 sq. m.	
b)	Additional/renovation/alteration up	P1.00
	to 20	
C)	Above 20 up to 50.	1.00
d)	Above 50 up to 100	2.00
e)	Above 100 up to 150	2.70
f)	Above 150 sq. m.	3.00

• Regardless of floor area of original construction.

Note: For Category I buildings, the area and rate corresponding to the proper area bracket are multiplied directly.

Example: A single detached dwelling with a floor area of 75 sq. m.

Sample Computation:

Floor area = 75 sq. m.

Therefore, area bracket is (d) Fee = P2.00/sq. m. Building Permit Fee: 75 x 2.00 = P150.00

6.3.Construction/addition/renovation/alteration of buildings under Category II shall be assessed according to the following rates:

REA IN SQ. M.	FEE/SQ. M.
Up to 5,000	P6.00
Above 5,000 up to 6,000	5.50
Above 6,000 up to 7,000	5.25
Above 7,000 up to 8,000	5.00
Above 8,000 up to 9,000	4.75
Above 9,000 up to 10,000	4.60
Above 10,000 up to 15,000	4.00
Above 15,000 up to 20,000	3.50
Above 20,000 up to 30,000	3.00
Above 30,000	2.50
	REA IN SQ. M. Up to 5,000 Above 5,000 up to 6,000 Above 6,000 up to 7,000 Above 7,000 up to 8,000 Above 8,000 up to 9,000 Above 9,000 up to 10,000 Above 10,000 up to 15,000 Above 15,000 up to 20,000 Above 20,000 up to 30,000 Above 30,000

Note: Computation of the building permit fee for Category II buildings is cumulative. The total area is split up into sub-areas corresponding to the area brackets indicated in the table above. Each sub-area and the fee corresponding to its area bracket are multiplied together. The building permit fee is the sum of the individual products as shown in the following example.

Example: An industrial building having a floor area of 32,000 sq. m..

Computation for Building Permit Fee:

First 5,000 sq. m. @P6.00	P30, 000.00
Next 1,000 sq. m. @ 5.50	5,500.00
Next 1,000 sq. m. @ 5.25	5,250.00
Next 1,000 sq. m. @ 5.00	5,000.00
Next 1,000 sq. m. @ 4.75	4,750.00
Next 1,000 sq. m. @ 4.60	4,600.00
Next 5,000 sq. m. @ 4.00	20,000.00
Next 5,000 sq. m. @ 3.50	17,500.00
Next 10,000 sq. m. @ 3.00	30,000.00
Last 2,000 sq. m. @ 2.50	5,000.00
Total Building Permit Fee	P127, 600.00

6.4.Construction/addition/renovation/alteration of buildings under Category III shall be assessed according to the following rates:

AR	EA IN SQ. M.	FEE/SQ. M.
a)	Up to 5,000	P5.00
b)	Above 5,000 up to 6,000	4.50
C)	Above 6,000 up to 7,000	4.25
d)	Above 7,000 up to 8,000	4.00
e)	Above 8,000 up to 9,000	3.75
f)	Above 9,000 up to 10,000	3.60
g)	Above 10,000 up to 15,000	3.00
h)	Above 15,000 up to 20,000	2.75

i)	Above 20,000 up to 30,000	2.50
i)	Above 30.000	2.00

J) Above 30,000

Note: Computation of building permit fee Category III building follows the example of Category II, above Section 6.3

> 6.5. Construction/addition/renovation/alteration of buildings/structures under Category IV for agricultural purposes (includes greenhouse, granaries, barns, poultry houses, piggeries, hatcheries, stables, cowsheds and other structures for storage of agricultural products and the like) shall be assessed according to the following rates:

AREA IN SQ. M.	FEE/SQ. M.
a) Up to 20	Exempted
b) Above 20 up to 500	P1.00
c) Above 500 up to 1,000	0.80
d) Above 1,000 up to 5,000	0.60
e) Above 5,000 up to 10,000	0.40
f) Above 10,000	0.20

Note: Computation of the building permit fee for Category IV building follows the example of Category II above Section 6.3..

> 6.6.Construction/addition/renovation/alteration of buildings/structures under Category V shall be assessed in accordance with the following:

- a. Buildings belonging to Division 1 of Group J Occupancies, such as private garages and carports (excluding sheds and agricultural buildings grouped under Category IV) shall be charged 50% of the rate of the principal building of which they are a part. See Section 6.2 to 6.4.
- b. All parts of building which are open on two or more sides, such as balconies, terraces, lanais and the like, shall be charged 50% of rate of the principal building of which they are a part. See Section 6.2 to 6.4
- c. Aviaries, aquariums, zoo structures and the like shall be charged in accordance with the rates for agricultural structures provided under Section 6.5 above.
- d. Fees for other ancillary structures included under Division 2 of Group J Occupancies are provided for elsewhere in this rule, under proper headings.
- 6.7. Footings or foundations of buildings/structures permitted under Section 80 of the Code:

Per square meter or fraction thereof P200.00 or foundation encroachment

6.8.Buildings with a height of more than eight (8.00) meters shall be charged an additional fee of ten centavos (P0.10) per cubic meter above eight (8.00) meters.

The height shall be measured from the ground level up to the bottom of the roof slab or the top line of the girt, whichever applies.

6.9.Alteration/renovation/improvement on vertical dimensions of buildings/structures, such as facades, exterior and interior walls, shall be assessed in accordance with the following rates:

a) Concrete, Bricks, or CHB	and	P2.00
the like		
b) Others		1.50

6.10.Alteration/renovation/improvement on horizontal dimensions of buildings/structures, such as floorings, ceilings and roofing shall be assessed in accordance with the following percentages of fees prescribed under Section 14, Subsection 6.2 to 6.5 whichever Category applies.

a) Concrete, bricks, or tiles	and the	50%
like		
b) Others		30%

- 6.11.Repairs on Buildings/Structures:
 - 6.11.1. Categories I, II and III
 - a) Repairs costing up to Exempted P2, 000.00
 - b) Repairs costing more than P2, 000.00 shall be charged 0.5% of the estimated cost of the repair.
- 6.11.2. Category IV
 - a) Repairs costing up to P500.00 Exempted
 - b) Repairs costing more than P500.00 shall be charged 0.5% of the estimated cost of repair.

6.11.3. Category V

- a) Repairs costing up to P1,000.00 Exempted
- b) Repairs costing of 0.5% of the estimated cost of repair
- 6.12.Raising of Building/Structures. Assessment of fees for rising of any building/structures shall be based on the new usable floor area generated.

The fees to be charged shall be as prescribed under Section 14, Subsection 6.2 to 6.5, whichever Category applies.

6.13.Demolition/Moving of Buildings/Structures:

- a) Demolition Fee per sq. m. of area
 b) Moving Fee per sq. m. of
 1.00
- b) Moving Fee per sq. m. of 1.00 Buildings/Structures to be moved.

• If a building/structure, for which a Moving Permit has been issued, is already covered by a building permit and certificate of occupancy, a new building permit shall not be required therefore at its new site.

Note: Before the issuance of a Moving Permit

- 1. If the building/structure, to be moved will pass over any highway/street/road, a clearance shall first be obtained by the owner from the proper Highways/Traffic Authority.
- 2. Should any utility line be affected, the utility company concerned shall be notified by the owner and clearance secured from them.
 - a. Pursuant to Section 37 of the Code, any building moved within or into any fire zone shall be made to comply with all the requirements for buildings in that zone.
- 6.14.Construction of Slipways: (See Note following Sec. 6.17)

Per lineal meter or fraction thereof P 75.00 slipway

Note: This fee includes the cradle. However, the winch motor shall be charged separately.

6.15.Construction of Dry Docks: (See Note following Sec. 6.17)

Per cubic meter or fraction thereof P 10.00

Note: The pumps and motors shall be charged separately.

6.16.Construction of Wharves, Docks and Piers: (See Note following Section 6.17)

a) Wood per sq. m. or fraction thereof	P 1.00
b) Reinforced concrete, per sq. m. or	2.00
fraction thereof	

- 6.17.Construction of Piers/Warehouses/Camarines: See schedule of Fees in Section 6.3 of this Rule. (Category II Buildings)
 - Before the issuance of the building permit, clearance shall first be obtained by the owner from the proper authority, such as the Philippines Ports Authority, Philippines Cost Guard, Department of Public Works and Highways, etc.
- 7. ANCILLARY STRUCTURES. -
- 7.1.Banks and Records Vaults:

Per cu. m. or fraction thereof P15.00

- 7.2.Swimming Pools:
 - a. Residential, per cu.m. or fraction 2.50

thereof	
b. Commercial, Per cu. m. or fraction	7.50
thereof.	
c. Social/Institutional, per cu.m. or	5.00
fraction thereof	

Note: Swimming pools improvised from local indigenous materials such as rocks, stones and/or small boulders and with plain cement flooring shall be charged 50% of the above rates.

Ancillary structures to swimming pools. Such as shower rooms, locker rooms and the like shall be charged 50% of the rates corresponding to the Category 14, Sub-section 6.2 to 6.4.

7.3.Construction of firewalls separate from the building:

per sq. m. or fraction thereof	P 1.00
Provided, that the minimum fee shall	P20.00
be	

7.4.Constructions/Erection of Towers: Including Radio and TV towers, water tank supporting structures and the like;

a. Residential	Exempted	
b. Commercial	Self-Supporting	Trilon(Guyed)
1. Up to 10 m. in height	P1, 000.00	P100.00
2. Every meter or fraction	50.00	5.00
thereof in excess of 10 m.		
c. Institutional	Self-Supporting	Trilon(Guyed)
1. Up to 10 m. in height	800.00	80.00
2. Every meter or fraction	40.00	4.00
thereof in excess of 10m		

Note: Towers with platform or floors shall be charged an additional fee in accordance with Section 14, Subsections 6.3 and 6.4.

7.5 Commercial/Industrial Storage Silos:

a) Up to 10 m. in height	P1,000.00
b) Every meter of fraction thereof	50.00
in excess of 10 meter	

Note: Silos with platforms or floors shall be charged an additional fee in accordance with Section 14, Subsections 6.3 and 6.4.

7.6 Construction of Smokestacks and Chimneys for Commercial/Industrial Use:

7.6.1. Smokestacks:

a. Up to 10 m. in height measured	P 100.00
from base	
b. Every meter or fraction thereof in	5.00
excess of 10m	

7.6.2. Chimneys:

a. Up to 10 m. in height measured	P 20.00
b. Every meter or fraction thereof in excess of 10m	0.50
7.7. Construction of Commercial/Industrial F	Fixed Ovens:
a) Per sq m. or fraction thereof of interior floor areas	P 20.00
7.8. Construction of Industrial Kiln/Furnace:	
a) Per cu m. of fraction thereof of volume	P 5.00
• Furnace connected with boilers is exer includes the fee for the furnace.	npt from this fee. The fee for the boilers
7.9. Construction of Reinforced concrete or	Steel Tanks of Category I Buildings:
a) Up to 2 cu. m b) Every cu. m. or fraction thereof in excess of 2 cu. m.	Exempted P 5.00
7.10. Construction of Reinforced Concrete T	Tanks for Commercial/Industrial Use:
 a. Up to 10 cu. m. b. Every cu. m. or fraction thereof in excess of 10 cu m. 	P 200.00 10.00
7.11. Construction of Waste Treatment Chemical Treatment Tanks) Per cu. m. of volume	Tanks: (Including Sedimentation and P 1.00
7.12. Construction of Steel Tanks for Comm	ercial/Industrial Use:
 7.12.1. Above Grounds: a. Up to 10 cu. m. b. Every cu. m. or fraction thereof in excess of 10 cu. m. up to 100 cu. m. c. Every cu m. or fraction thereof in excess of 100 cu. m. up to 1,000 cu 	P 200.00 10.00 8.00
d. Every cu. m. or fraction thereof in	6.00

a. Up to 10 cu. m.	P 200.00
b. Every cu. m. or fraction thereof in	10.00
excess of 10 cu. m. up to 100 cu. m.	
c. Every cu m. or fraction thereof in	8.00
excess of 100 cu. m. up to 1,000 cu	
m.	
d. Every cu. m. or fraction thereof in	6.00
excess of 1,000 cu. m. up to 5,000	
cu. m.	
e. Every cu. m. or fraction thereof in	4.00
excess of 5,000 cu. m. up to 10,000	
cu. m.	
f. Every cu. m. or fraction thereof in	3.00
excess of 10,000 cu. m. up to	
20,000 cu. m.	
g. Every cu. m. or fraction thereof in	2.00
excess of 20,000 cu. m.	

7.12.2. Underground:	
a. Up to 20 cu. m.	P 300.00
b. Every cu. m. or fraction thereof in	10.00
excess of 20 cu. m.	

7.13. Pullouts and Reinstallation of Commercial/Industrial Steel Tanks:

7.13.1 Underground: Per cu. m. or fraction thereof of excavation	Ρ	1.00
7.13.2. Saddle or trestle mounted horizontal tank Per cu. m. or fraction thereof of	ks: P	1.00
Per cu. m. or fraction thereof of volume of tanks		1.00

7.13.3. Reinstallation of vertical storage tanks shall be considered as new construction. Corresponding fees shall be charged in accordance with subsection 7.12.1 above.

7.14.Booths, Kiosks, Platforms, Stages and the like:

7.14.1. Construction of permanent type booths, kiosks, platform, stages and the like:

Per sq. m. or fraction thereof of floor P 4.00 area

7.14.2. Construction of temporary type booths, kiosks, platforms, stages, field offices, laborers quarters and the like:

Per sq. m. or fraction thereof or floor 2.00 area

7.14.3. Inspection of Knock-down type temporary booths, platform, stages and the like:

Per unit

P 10.00

8. Construction of Tombs and Canopies, Mausoleum and Niches in Cemeteries and Memorial Parks:

8.1. Plain tombs, cenotaphs or	Exempted
monuments without backdrop wall,	
canopy or roofing	
8.2. Canopied tombs, whether	P 2.00
partially or totally roofed over, per	
sq. m.	
8.3. Semi-enclosed mausoleums	2.00
whether canopied or not per sq. m.	
of build-up area	
8.4. Totally enclosed mausoleum	5.00
per sq. m. of floor area	
8.5. Multi-level interment niches, per	2.00
sq. m. of floor area per level	

9.	Sanitary/Pl	umbing	Permit	Fees:
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9.1. Installation Fees:

 a. One unit, composed of one water closet, two floor drains, one lavatory, two faucets and one showerhead. b. Every fixture in excess of one 	P 10.00
unit: 1. Each water closet 2. Each sink 3. Each lavatory 4. Each faucet 5. Each shower head 6. Each slop sink 7. Each urinal 8. Each bath tub 9. Each grease trap 10. Each garage trap 11. Each bidette 12. Each dental cuspidor 13. Each gas-fired water heater 14. Each drinking fountain 15. Each bar or soda fountain sink 16. Each laundry sink 17. Each laboratory sink 18. Each fixed type sterilizer 19. Each water meter	3.00 1.50 3.00 0.75 0.75 3.00 1.50 3.00 3.00 3.00 1.50 5.75 0.75
9.2. Construction of septic vault:	
a. Category I (Residential)	Exempted
 b. All other categories: 1. Up to 5 cu. m. of digestion chamber 	P 10.00
 Every cu. m. or Fraction thereof in excess of 5 cu. m. 	3.00
10. Electrical Permit Fees:	
10.1. Lighting and Power System:	
a. Each switch, lighting and/or	P 0.40
convenience outlet b. Each remote control master	10.00
c. Each special purpose outlet of 20	1.00
amperes or more d. Each time switch	1.00

10.2. Appliances for commercial/industrial use:

a. Each range or heater:

1. Up to 1KW	P 1.00
2. Every KW or fraction thereof in	0.50
excess of 1KW	
 b. Each refrigerator or freezer 	2.00
c. Each washing machine or dryer	2.00
d. Each commercially used hair	2.00
curling apparatus or hair dryer	
e. Each fixed-type electric fan	1.00
f. Each electric type- writer, cash	1.00
register or adding machine	

10.3. Electrical equipment or apparatus for commercial/industrial use:

a. Each electric bell, anunciator	P 2.00
system	
b. Each fire alarm unit	1.00
c. Each arc (light) lamp	5.00
d. Each flasher, beacon light	2.00
e. Each x-ray equipment	10.00
 Each battery charging rectifier 	5.00
g. Each electric welder:	
1. Up to 1KVA/KW	2.00
Every KVA/KW or fraction	1.00
thereof in excess of 1KVA/KW	
h. Each neon transformer	1.00
i. Each neon sign unit.	1.00
j. Each telephone switchboard:	
(PBX, PABX, TELEX machines,	5.00
etc.)	
k. Each trunk line	2.00
I. Each telephone apparatus	1.00
m. Each intercom master	1.00
n. Each slave	0.50

10.4. Motion picture projectors for commercial use:

a. 16 mm. per unit	Р	30.00
b. 35 mm. per unit		40.00
c. 70 mm. & above per unit		70.00

10.5. TV cameras for commercial/industrial use:

Per unit P 20.00

10.6. Motors and controlling apparatus:

Per unit:	
a. Up to 1/4 HP	P 2.00
c. Above 1/4 HP up to 1HP	3.00
d. Above 1HP up to 5HP	4.00
e. Above 5HP up to 10HP	6.00
f. Above 10HP up to 20HP	10.00
g. Every HP in excess of 20 HP	0.50

10.7. Generators (AC or DC):

Per unit:	
a. Up to 1KW	P 2.00
b. Above 1KW up to 5KW	4.00
c. Above 5KW up to 10KW	5.00
d. Above 10KW to 20KW	10.00
e. Every KW or fraction thereof in	0.50
excess of 20KW	

10.8. Transformer and Sub-station Equipment:

a. Each transformer up to 1KVA	1.00
b. Every KVA or fraction thereof in excess of 1KVA up to 2,000 KVA (based on nameplate rating)	0.50
c. Each transformer above 2,000 KVA	1,000.00
 d. Each safety switch or circuit breaker up to 50 amperes and not exceeding 600 volts 	1.00
e. Each safety switch, air circuit breaker, oil circuit breaker or vacuum circuit breaker, other than motor controlling apparatus, above 50 amperes up to 100 amperes, and not exceeding 600 volts	2.00
f. Every 50 amperes or fraction thereof in excess of 100 amperes	0.50
g. Every 10,000 amperes or fraction thereof of interrupting capacity of every air circuit braker, oil circuit braker or vacuum circuit breaker operating above 600 volts	2.00

Note: Machinery equipment and installations of utility companies used in the generation, transmission and distribution of power shall be subject to Permit and Inspection Fees.

10.9. Each temporary lighting or convenience outlet for celebrations. ferias or construction	0.50
purposes	
10.10. Other electrical apparatus or	
appliances not otherwise	
provided for in this Section:	
Every KW or fraction thereof	2.00

- 10.11. Temporary Current Connection:
 - a. Temporary Current Connection Permit shall be issued for testing purposes only in commercial and/or industrial establishments. Regular fees shall be charged and collected in accordance with the fees prescribed in this Section.

- b. If no final approval is issued within 60 days, a new wiring permit shall be secured and all corresponding permit shall be paid.
- 10.12. Pole/Attachment Location Plan Permit:

a. Approved Pole Location Plan	10.00
Permit, per pole	
b. Approved Attachment Location	10.00
Plan Permit, per attachment	

10.13. Miscellaneous Fees:

10.13.1. Each union separation, alteration, reconnection or relocation of electric meter:

a. Residential	5.00
b. Commercial/Industrial	20.00
c. Institutional	10.00

10.13.2. Issuance of Wiring Permit:

a. Residential	4.00
b. Commercial/Industrial	15.00
c. Institutional	7.00

11. Mechanical Permit Fees:

11.1. Mechanical, Air Conditioning and Mechanical Ventilation:

a. Refrigeration (cold storage) per	20.00
ton or fraction thereof	

Note: Household refrigerators, freezers, fans, etc. used in single detached, duplex or multiple family dwellings are exempted from permit fees.

 b. Ice Plants per ton or fraction 	30.00
thereof	
c. Package and Centralized Air	
Conditioning Systems:	
1. Up to 100 tons, per ton	40.00
Every ton or fraction thereof	20.00
above 100 tons	
d. Window type air conditioners, per	30.00
unit	

Note: Window type air conditioners used in single detached, duplex or multiple family dwellings are exempted from permit fees.

e. Mechanical Ventilation, per HP or 10.00 fraction thereof of blower or fan, or metric equivalent Note: In a series of AC/REF systems located in one establishment, the total installed tons of refrigeration shall be used as the basis of computation for purposes of installation/inspection fees and shall not be considered individually.

For evaluation purposes:

- 1. For Ice making:
 - 3.5HP per ton, for compressors up to 50 tons capacity.
 - 3.25HP per ton, for compressors above 50 tons up to 200-ton capacity.
 - 3.10HP per ton, for compressors above 200 tons capacity.
- 2. For Air Conditioning:
 - 1.25 HP per ton, for compressors of 1.2 tons up to 5 tons capacity.
 - 1.10HP per ton, for compressors above 5 tons up to 50 tons capacity.
 - 1.00HP per ton, for compressors above 50 tons capacity.
- 3. For Commercial/Industrial Refrigeration without Ice Making:
 - 1.5HP per ton, for compressors of 1 ton up to 5 tons capacity.
 - 1.4HP per ton, for compressors above 5 tons up to 50 tons capacity.
 - 1.3HP tons for compressors above 50 tons capacity.

11.2. Escalators and Moving Walks

a. Up to 50 lineal meters, per lineal	P 10.00
meters or fraction thereof	
b. Every lineal meter or fraction	5.00
thereof in excess of 50 lineal meters	

11.3. Elevators, per unit:

a. Up to 1,000 kg. Capacity	P 2,000.00
b. Above 1,000 kg. Capacity	2,500.00
c. Freight elevators	2,500.00
d. Motor driven dumbwaiters	200.00
e. Construction elevators for	2,500.00
materials	
f. Car elevators	2,500.00

11.4. Boilers, per unit:

a. Up to 10 HP	P 200.00
b. Above 10HP up to 30HP	300.00
c. Above 30HP up to 50HP	400.00
d. Above 50HP up to 70HP	500.00
e. Above 70HP up to 90HP	600.00
f. Above 90HP up to 100HP	700.00
g. Every HP above 100HP	2.00

Note: Boiler rating shall be computed on the basis of one (1) sq. m. of heating surface for one (1) boilers HP.

11.5. Pressurized water heaters,

Per unit

Note: Pressurized water heaters used in single detached, duplex or multiple family dwellings are exempted from permit fees.

- 11.6. Water, pump and sewage pumps for buildings/structures used for commercial/industrial purposes, per unit: Per HP or fraction thereof. . .P 20.00
- 11.7. Automatic fire extinguishers,

Per sprinkler head P 1.00

11.8. Stationary Standby Generating Sets, per unit:

a. Up to 10 HP	P 150.00
b. Above 10HP up to 30HP	200.00
c. Above 30HP up to 50HP	250.00
d. Above 50HP up to 70HP	300.00
e. Above 70HP up to 90HP	350.00
f. Above 90HP up to 100HP	400.00
g. Every HP above 100HP	1.00
11.9. Compressed Air, Vacuum, Institutional and/or Industrial	P 5.00
Gaza, per outlet:	

11.10. Other internal Combustion Engines, including cranes, forklifts, loaders, pumps, mixers, compressors and the like, not registered with the LTC:

 a. Up to 10HP b. Above 10HP up to 30HP c. Above 30HP up to 50HP d. Above 50HP up to 70HP e. Above 70HP up to 90HP f. Every HP or fraction thereof above 90HP 	P 100.00 130.00 160.00 190.00 220.00 1.00
11.11. Pressure Vessels:	
Per cu. m. or fraction thereof	P 20.00
11.12. Other machinery/Equipment for Commercial/Industrial use not elsewhere specified: Per HP or fraction thereof	P 20.00
11.13. Pneumatic Tubes. Conveyors, Monorails for Materials handling, per lineal meter	5.00
12. Fencing Permit Fees:	
12.1. Fencing made of indigenous	Exempted

materials and/or barbed wire,

chicken wire, hog wire

12.2. Fencing up to 1.80 meters in height, made of materials other than those mentioned in Section 12.1, per lineal meter of or fraction thereof	1.00
12.3. Fences in excess of 1.80 meters in height, made of materials other than those mentioned in Section 12.1, per lineal meter of fraction thereof	P 1.00
13. Construction of Sidewalks:	
a. Up to 20 sq. m. b. Every sq. m. or fraction thereof in excess of 20 sq. m.	P 10.00 0.50

Paved areas intended for commercial/industrial/social/institutional use, such as parking areas, gasoline station premises, skating rinks, pelota courts, tennis and basketball courts and the like:

Per sq. m. or fraction thereof of	P 0.50
paved area	

15. Use of streets and sidewalks as permitted under Title 11 of this Code:

15.1. Use of sidewalks:

a. Up to 20 sq. m. of sidewalk, per	P 100.00
calendar month	
b. Every sq. m. or fraction thereof in	5.00
excess of 20 sq. m. per calendar	
month	

15.2. Erection of Scaffoldings Occupying Public Areas:

 a. Up to 10 lineal meters of frontage per calendar b. Every lineal meter or fraction thereof of frontage in excess of 10 lineal meters per calendar month 	P 60.00
	5.00
16. Certificate of Use of Occupancy:	

16.1. Category I:

Exempted
P 25.00
50.00

d. Buildings costing more than	75.00
e. Buildings costing more than	100.00
f. Buildings costing more than	200.00
P250,000.00 up to P500,000.00 g. Buildings costing more than P500,000.00	400.00
Note: Refer to Section 4 of this Rule.	
16.2. Category II:	
 a. Buildings costing up to 50,000.00 b. Buildings costing more than P50,000.00 up to P100,000.00 	50.00 100.00
c. Buildings costing more than P100,000.00 up to P250,000.00	200.00
d. Buildings costing more than P250 000 00 up to P500 000 00	400.00
e. Buildings costing more than P500,000.00	800.00
Note: Refer to Section 4 of this Rule.	
16.3. Category III:	
a. Buildings costing up to P50.000.00	P 30.00

a. Buildings costing up to P50,000.00	P 30.00
b. Buildings costing more than	75.00
P50,000.00 up to P150,000.00	
c. Building costing more than	150.00
P150,000.00 up to P250,000.00	
d. Buildings costing more than	300.00
P250,000.00 up to P500,000.00	

e. Buildings costing more than 600.00 P500,000.00

16.4. Category IV:

a. Buildings with floor area up to 20	Exempted
sq. m.	
b. Buildings with floor area above 20	10.00
sq. m. up to 500 sq.m.	
c. Buildings with floor area above 500	15.00
sq. m. up to 1,000 sq. m.	
 Buildings with floor area above 	20.00
1,000 sq.m. up to 5,000 sq. m.	
e. Buildings with floor area above	50.00
5,000 sq up to 10,000 sq. m.	
f. Buildings with floor area above	100.00
10,000 sq. m.	

 a. Garages, carports, balco 50% of the rate of th Subsections 16.1 to 16.3 b. Aviaries, aquariums, zoo Same rates as for Categ 	onies, terraces, le principal bi 3 above) o structures and lory IV (See Su	, lanais and the like uilding, according d the like: ubsection 13.4 abo	∺ to Category ve)	. (See
16.6. Ancillary Structures:				
16.6.1. Bank and Records Vau cu. m. of interior volum	lts, per e	P 1.00		
16.6.2. Swimming Pools, per un	iit:			
 a. Residential b. Commercial/Institutional c. Social/Institutional d. Improvised swimming poor of materials listed under section 7.2 of this Rule 	ools made Sub-	P 5.00 15.00 10.00 50% of above rates		
16.6.3. Swimming pools shower	[.] rooms/locker	rooms, per unit:		
a. Residential b. Commercial/Industrial. c. Social/Institutional		P 2.50 7.50 5.00		
16.6.4. Towers, per unit:				
a. Residential b. Commercial/Industrial c. Social/Industrial	Self-Supporti Exempted P 20.00 10.00	ng Trilon(guye Exempted P 10.00 5.00	:d) 1	
16.6.5. Commercial/Industrial S Silos, per unit:	Storage	P 20.00		
16.6.6. Smokestacks, per unit		10.00		
16.6.7. Chimneys, per unit		5.00		
16.6.8. Commercial/Industrial I Ovens, per unit	⁻ixed	5.00		
16.6.9. Industrial Kiln/Furnace,	per unit	10.00		
16.6.10.Reinforced Concrete Ta	anks, per unit:			
a. Residential: 1. Up to 2cu.m. 2. Above 2cu.m. b. Commercial/Industrial		Exempted 5.00 20.00		

c. Social/Institutional

10.00

16.6.11. Steel Tanks, per unit:

a. Residential:	
1. Up to 2cu.m.	Exempted
2. Above 2cu.m.	5.00
b. Commercial/Industrial	
1. Above ground	20.00
2. Underground	15.00
c. Social/Institutional	10.00
16.6.12. Booths, kiosks, platforms, stages and the like	P 5.00
17. Changes in Use/Occupancy:	
Every sq. m. or fraction thereof of area affected	P 2.00

18. Certificates of Occupancy for Buildings/Structures completed prior to effectivity of the NCBC.

18.1. Category I:

1. Indigenous family dwellings and house of mixed materials having an area not	Exempted
 Indigenous family dwellings and houses of mixed materials having an area not exceeding 40 sq. m 	P 25.00
 Buildings with areas above 40 sq. m. up to 100 sq. m. 	50.00
 Buildings with areas above 100 sq. m. up to 200 sq. m. 	75.00
Buildings with areas above 200 sq. m. up to 300 sq. m.	100.00
Buildings with areas above 300 sq. m. up to 500 sq. m.	200.00
7. Buildings with areas above 500 sq. m.	400.00
18.2. Category II:	
1. Buildings with area up to 5,000 sq. m.	P 50.00
Buildings with area above 5,000 sq. m. up to 10,000 sq. m.	100.00
Buildings with area above 10,000 sq. m. up to 20,000 sq.m.	200.00
 Buildings with area above 20,000 sq. m. up to 30,000 sq.m. 	400.00
5. Buildings with area above 30,000 sq. m.	800.00
18.3. Category III:	

1. Buildings with area up to 5,000 sq. m. P 30.00

2. Buildings with area above 5,000 sq.m. to	75.00
10,000 sq.m.	
3. Buildings with area above 10,000 sq.m.	150.00
up to 20,000 sq.m.	
4. Buildings with area above 20,000 sq.m.	300.00
up to 30,000 sq. m.	
5. Buildings with area above 30,000 sq.m.	600.00

- 19. Annual Inspection Fees:
- 19.1. Annual Building Inspection Fees shall be collected by the Building Official at the following rates:

19.1.1. Category I:

a. Single detached dwelling units and	Exempted
h If the owner requests building	50.00
b. If the owner requests building	50.00
inspection, the fee for each of the	
services enumerated below is	
1. Land Use Conformity	
2. Architectural presentability	
3. Structural Stability	
4. Sanitary and Health requirements	

5. Fire resistive requirements

19.1.2. Category II & III:

Commercial (excluding amusement houses and gymnasia) industrial, social and institutional buildings with assessed value of:

1. Up to P1 Million	P 50.00
2. Above P1 Million up to P5 Million	100.00
3. Above P5 Million up to P10 Million	200.00
4. Above P10 Million up to P50 Million	300.00
5. Above P50 Million up to P100 Million	400.00
6. Above P100 Million	500.00

19.1.3. Amusement Houses, Gymasia and the like:

a. First class cinematographs or theaters	500.00
b. Second class cinematographs or	300.00
theaters	
c. Third class cinematographs or theaters	200.00
d. Grandstands/Bleachers*	500.00
e. Gymnasia and the like*	300.00

• Gymnasia, grandstands, bleachers, concert halls, little theaters and the like, that are integral parts of a school, college or university complex shall be charged in accordance with Section 19.1.2. above.

19.2. Sanitary/Plumbing Inspection Fees:

/ I I I	a.	Every	inspection	trip	during	construction	P 2.0)0
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b. Annual inspection of sanitary/plumbing 7.50 system

19.3. Electrical Inspection Fees:

- a. Every inspection trip during construction P 2.00
- b. Annual inspection fees are the same as corresponding Installation fees prescribed under Section 10 of this Rule.
- 19.4. Annual Mechanical Inspection Fees:

Note: See under Sub-Section 11.1 of this Rule.

19.4.1. Refrigeration and Ice plant:

Per Ton:	
a. Up to 100 tons capacity	P 10.00
b. Above 100 tons up to 150 tons	8.00
c. Above 150 tons up to 300 tons	6.00
d. Above 300 tons up to 500 tons	4.00
e. Every ton or fraction thereof above 500	2.00
tons	

Note: Household refrigerators, freezers, fans, etc. used in single detached duplex or multiple are exempted from annual inspection.

19.4.2. Air Conditioning System:

a. Window type air conditioners, per unit 15.00

Note: Window type air conditioners used in single detached, duplex or multiple family dwellings are exempted from annual inspection.

Package or Centralized air conditioning system:	
1. First 100 tons	P 10.00
2. Above 100 tons up to 150 tons, per ton	8.00
3. Above 150 tons up to 300 tons, per ton	6.00
4. Above 300 tons up to 500 tons, per ton	4.00
5. Every ton or fraction thereof above 500	3.00
tons	
1.2 Machanical Vantilation par unit	

19.4.3. Mechanical Ventilation, per unit:

a. Up to 1 HP	P 5.00
b. Above 1 HP up to 5 HP	10.00
c. Above 5 HP up to 10 HP	20.00
d. Above 10 HP up to 20 HP	40.00
e. Above 20 HP	60.00

19.4.4. Escalator and Moving

Walks, per unit

19.4.5. Elevators: per unit:

a. Passenger elevators:	
1. First 5 landings	P 200.00
2. Each landing above the 5th landing	10.00
b. Freight elevators	150.00
c. Motor driven dumbwaiters	20.00
d. Construction elevators for materials	150.00
e. Car elevators	200.00

Note: Additional floor stops/landings shall be inspected and charged in accordance with the above rates.

19.4.6. Boilers:

P 150.00
200.00
250.00
300.00
350.00
400.00
2.00

Note: Pressurized water heaters used in single detached or duplex dwellings are exempt from inspection.

19.4.7. Pressured water heaters, per unit	P 50.00
19.4.8. Automatic fire extinguishers, per sprinkle head	0.50

19.4.9. Water, Pump and Sewage pumps for building/structures for commercial/industrial purposes, per unit:

a. Up to 1 HP	5.00
b. Above 1 HP up to 3 HP	15.00
c. Above 3 HP up to 5 HP	30.00
d. Above 5 HP up to 10 HP	40.00
e. Above 10 HP up to 20 HP	50.00
f. Above 20 HP up to 30 HP	60.00
g. Above 30 HP up to 40 HP	70.00
h. Above 40 HP up to 50 HP	80.00
i. Above 50 HP up to 60 HP	90.00
j. Above 60 HP up to 70 HP	100.00
k. Above 70 HP up to 80 HP	110.00
I. Above 80 HP up to 90 HP	120.00
m. Every HP or fraction thereof above 90	1.00
HP	

Note: Water, pump and sewage pumps used in single detached or duplex family dwelling are exempt from inspection

19.4.10. Standby Generating Sets: per unit:

a. Up to 10 HP	P 20.00
b. Above 10 HP up to 30 HP	40.00
c. Above 30 HP up to 50 HP	60.00
d. Above 50 HP up to 70 HP	80.00
e. Above 70 HP up to 90 HP	100.00
f. Above 90 HP up to 100 HP	120.00
g. Every HP or fraction thereof above 100	1.00
HP	

19.4.11. Other Internal Combustion Engines, including Cranes, Forklifts, Loaders, Pumps, Mixers, Compressors and the like, per unit:

a. Up to 10 HP	40.00
b. Above 10 HP up to 30 HP	70.00
c. Above 30 HP up to 50 HP	100.00
d. Above 50 HP up to 70 HP	130.00
e. Above 70 HP up to 90 HP	160.00
f. Above 90 HP up to 100 HP	190.00
g. Every HP or fraction thereof above 100	1.00
HP	

19.4.12. Other machinery and/or equipment for commercial/industrial use not elsewhere specified, per unit.

 a. Up to 1/2 HP b. Above 1/2 HP up to 1 HP c. Above 1 HP up to 3 HP d. Above 3 HP up to 5 HP e. Above 5 HP up to 10 HP f. Above 10 HP up to 20 HP g. Above 20 HP up to 30 HP h. Above 30 HP up to 40 HP i. Above 40 HP up to 50 HP j. Above 50 HP up to 60 HP k. Above 60 HP up to 70 HP l. Above 70 HP up to 90 HP m. Above 80 HP up to 100 HP o. Every HP or fraction thereof above 100 HP 	5.00 10.00 20.00 30.00 40.00 50.00 60.00 80.00 100.00 120.00 140.00 160.00 180.00 200.00 1.00
19.4.13. Pressure Vessels, per cu.m. or fraction thereof	P 15.00
19.4.14. Pneumatic tubes, Conveyors, Monorails for material handling, per lineal meter or fraction thereof	1.00
19.4.15. Testing/Calibration of pressure	10.00
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gauge, per unit	

19.4.16. Gas Meters:

Each Gas Meter tested, proved and se	ealed:
a. Up to 10 lights	P 6.00
b. Above 10 lights up to 50 lights	8.00
c. Above 50 lights up to 100 lights	12.00
d. Above 100 lights	20.00
19.4.15. Testing/Calibration of pressure gauge, per unit	10.00
19.4.17. Every inspection of mechanical ri used in amusement centers of fairs, s as ferries wheels, merry-go-rounds, ro coasters and the like, per unit	ides 10.00 such oller
20. Sign Permit Fees:	
20.1. Erection of supports of any signboard	l, billboard, marquee and the like:
a Up to 4 sq m of signboard area	P 50 00
b. Every sq.m. or fraction thereof in	10.00
excess of 4 sq.m.	
·	

20.2. Installation Permit Fees:

Per sq.m. of display surface or fraction thereof:

20.2.1. Business Signs:

a. Neon	15.00
b. Illuminated	10.00
c. Others	6.00
d. Painted-on	4.00

Note: Signs not exceeding 0.20 sq. m. of display surface, and/or temporary for charitable, religion and civic purposes are not required to obtain a permit.^{*}

• Fees for the electrical parts of signs are found in Sections 12.1 & 12.3 of this Rule.

20.3. Annual Renewal Fees:

Per sq.m. of display surface or fraction thereof:

a. Neon signs	15.00
Provided that the minimum fee shall be	60.00
b. Illuminated signs	7.50
Provided that the minimum fee shall be	30.00
c. Others	4.00
Provided that the minimum fee shall be	20.00
d. Painted-on signs	10.00
Provided that the minimum fee shall be	10.00

21. CERTIFICATIONS:

21.1. Certified true copy of building permit	P 2.00
21.2. Certified true copy of Certificate of Use/Occupancy	2.00
21.3. Issuance of Certificate of Damage	2.00
21.4. Certified true copy of Certificate of Damage	2.00
21.5. Certified true copy of Electrical Certificate	2.00
21.6. Issuance of Certificate of Gas Meter Installation	6.00
21.7. Certified true copy of Certificate of Operation	2.00

22. PAYMENT OF FEES:

All fees mentioned in this Rule shall be paid to the City Treasurer before the issuance of the building permit.

23. PENALTIES:

23.1. A surcharge of 100% shall be imposed and collected from any person who shall construct, install and repair, alter, or cause any change in the use or occupancy of any building or parts thereof or appurtenances thereto without any permit.

23.2. All inspection fees shall be paid within 30 days from the prescribed date, otherwise a surcharge of 25% shall be imposed.

23.3. Administrative fines, penalties and/or surcharges for various violations of the Code are prescribed under Section 17 hereof.

SECTION 15. - EXEMPTION. -

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

As used in this Code, 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.

SECTION 16. - IMPLEMENTING RULES AND REGULATIONS. -

In the implementation of the provisions of this Code, the Building Official, when necessary, shall formulate necessary rules and regulations and adopt design and construction standards and criteria for buildings and other structures. Such standards, rules and regulations

shall take effect after their publication once a week for three consecutive weeks in a newspaper of general circulation or posted in the public bulletin boards of the city and in the barangays.

SECTION 17. - ADMINISTRATIVE FINES. -

For the violation of any of the provisions of this Code or any of the rules and regulations issued thereunder, the Building Official is hereby empowered to prescribe and impose fines not exceeding five thousand pesos.

SECTION 18. - PENAL PROVISION. -

It shall be unlawful for any person, firm or corporation, to erect, construct, enlarge, alter, 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 of the provision of the Code.

Any person, firm or corporation who shall violate any of the provisions of this Code and/or commit any act hereby declared to be unlawful shall upon conviction, be punished by a fine of not more than five thousand pesos or by imprisonment of not more than one year or both such fine and imprisonment: 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 BUILDINGS OR STRUCTURES. -

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

SECTION 20. - 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 Article 482 and 694 to 707 of the Civil Code of the Philippines.

SECTION 21. - OTHER REMEDIES. -

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

TITLE 3 - ASSESSMENT, IMPOSITION AND COLLECTION OF FEES

SECTION 22. - The Building Official is hereby authorized to collect fees and charges for services rendered in connection with the processing and issuance of the following building permits and the performance of the regulatory functions:

1. Kinds of Permits:

- 1.1 Zoning and Land Use Verification
- 1.2 Establishment of Line and Grade
- 1.3 Excavation and Ground Preparation Permit
- 1.4 Building Permit, for the construction, erection, addition, alteration, renovation, conversion, repair, moving or demolition of residential, commercial, industrial, institutional, recreational, agricultural, ancillary, temporary and other build-ings/structures.

Examples:

<u>Residential</u>- single detached dwellings and duplexes for use of owner, "on-campus" dormitories, rectories, convents and monasteries, residential condominiums owned by occupants, army barracks, etc..

<u>Commercial</u>- single detached dwellings and duplexes for lease, boarding houses, apartments, accessories, hotels and inns, "off-campus dormitories", transportation terminals and stations, night clubs and dance halls, restaurants and shopping centers, theaters, sports stadia, grandstands, gasoline service stations, parking garages, funeral parlors, etc..

<u>Industrial</u>- Factories, plants, mills, arsenals, breweries, processing plants, shipyards, aircraft hangars, slipways, dry-docks and piers, lumber mills, warehouse storage tanks, grain and cement silos, etc..

<u>Institutional</u>- Educational Institutions, libraries, museums, clubhouses, hospitals, sanitaria, asylums, homes for the aged, jails, police and fire stations, places of worship, etc..

Recreational- Cinemas, billiard halls, disco pads, amusement houses, etc..

<u>Agricultural</u>- Barns, poultry houses, hatcheries, piggeries, stables, greenhouses, granaries, ets..

<u>Ancillary</u>- Garages, carports, tanks, towers, smokestacks and chimneys, vaults, swimming pools, pelota courts, aviaries, aquariums, zoo structures, firewalls and fences over 1.80 meters in height, etc..

<u>Temporary</u>- Field offices, laborers' quarters, canopies and railings, protective fencing, etc.

Others- Cemetery structures such as mausoleum, tombs, multi-level niches, etc..

- 1.5 Demolition Permit
- 1.6 Moving Permit
- 1.7 Sanitary/Plumbing Permit, for the installation, alteration or repair of sanitary, plumbing, water supply and drainage systems.
- 1.8 Electrical Permit, for the installation, alteration or repair of any electrical system.
- 1.9 Temporary service connection Permit
- 1.10 Pole/Attachment Location Plan Permit
- 1.11 Mechanical Permit, for installation, alteration or repair of elevators, lifts, escalators, dumbwaiters, conveyors, boilers, pumps, fans and blowers, pressure vessels, furnaces, steam or pneumatically activated machinery, or heat producing apparatus, air conditioning or refrigeration equipment or plant,

including piping or duct work and appurtenance thereto, gas and fuel supply systems, etc..

- 1.12 Fencing permit, for construction of fences up to 1.80 meters in height and made of materials other than those mentioned in Section 14.1 of this Rule.
- 1.13 Sidewalk Construction Permit
- 1.14 Temporary Sidewalk Enclosure and Occupancy Permit
- 1.15 Scaffoldings Permit, for the erection of scaffoldings on public places.
- 1.16 Certificate of Use or Occupancy, for full or partial, permanent or temporary use or occupancy and any change of use or occupancy.
- 1.17 Annual inspection of buildings/structures and their machinery and equipment.
- 1.18 Sign Permit, for the erection, installation, repair, alteration or removal of signs, as enumerated on Section 129 hereof.
- 1.19 Communications/Electronics Permit
- 2. Assessment of building permit fees shall be based on the following:
 - 2.1 Type of Occupancy or Use of Building
 - 2.2 Cost of Construction^{*}
 - 2.3 Floor Area
 - 2.4 Height
 - Cost of Construction is the cost per square meter of floor area of building, based on group classification as shown in Sub-Section 4 hereof.
- 3. For the purpose of fixing the amount of fees based on the use or occupancy of the building/structure, the group occupancy classification of buildings enumerated in Section 31 of this Code shall be the term of reference:
 - 3.1 CATEGORY I -Residential-This shall comprise Group A and partly Group B buildings.
 - 3.2 CATEGORY II -Commercial and Industrial- This shall comprise groups B, C, E, F, G, H, & I buildings
 - 3.3 CATEGORY III -Social, Educational and Institutional- This shall comprise partly Groups C, D, E, and H buildings.
 - 3.4 CATEGORY IV -Agricultural- this shall comprise partly group J buildings.
 - 3.5 CATEGORY V Ancillary- This shall comprise partly group J building

CLASSIFICATION

the exclusive

use of the owners or

non-leasing occupants.

CATEGORY GROUP I (RESIDENTIAL) Residential A buildings for

А

- USE OR OCCUPANCY
- a) Indigenous family dwellings units
- b) Single detached dwelling units
- c) Duplexes
- d) School or company staff housing units
- e) Church rectories
- a) Multiple dwelling units, high-rise residential condominiums, or tenement houses which are directly owned by/sold to the occupants.
 - b) School and camp dormitories (on campus).
 - c) Convents and monasteries.
 - d) Army barracks

II COMMERCIAL

В

С

E-1

А

- a) Leased out single detached dwelling units, cottages with more than one independent sleeping units and duplexes
 - b) Boarding or lodging houses
 - c) Accessories, tenement houses and row houses
 - d) Apartment houses and apartels
 - e) Hotels, motels, inns, pension houses
 - f) Private or "off-campus" dormitories
- a) Amusement halls and parlors
 - b) Billiard halls, pool rooms, bowling alleys
 - c) Health studious, reducing salons
 - d) Massage and sauna parlors
 - e) Dancing schools, disco pads, dance halls
 - f) Gymnasia and pelota courts
- a) Gasoline filling and private stations
 - b) Commercial garages and paring buildings, display garage for cars, tractors, etc.
 - c) Boat storage structures where no work is done except exchanges of parts and maintenance requiring no open flame, welding or the use of highly flammable liquids
 - d) Bus depots and terminals
 - e) Train stations and terminals
 - f) Transportation offices
 - g) Car barns for street cars and buses
 - h) Port and harbor facilities, landings, pier sheds, ferry landing stations
 - i) Airport terminal buildings
 - j) Piers and wharves
- a) General wholesale and retail stores
 - b) Shopping centers and supermarkets
 - c) Local wet and dry markets
 - d) Restaurants having an occupant load of less than 100 persons
 - e) Drinking and dining establishments having an occupant load of less than 100 persons
 - f) Day and night clubs, bars and cocktail lounges, beer gardens
 - g) Paint store without bulk handling
 - h) Engraving, photo developing and printing shops
 - i) Photographer and painter studios, tailoring and haberdashery shops
 - j) Printing and publishing plants and offices
 - k) Office buildings
 - I) Financial institutions
 - m) Funeral parlors, morgues and crematories
 - n) Memorial and mortuary chapels
 - o) Telephone and telegraph exchanges
 - p) Radio and TV broadcasting and transmitting studious
 - q) Battery shops and auto repair shops

- r) Factories and workshops using non-highly flammable or non-combustible materials
- s) Bakeries, pastry shops and bakeshops
- a) Aircraft hangars

E-3

- b) Open parking garages where no repair work is done except exchanges of parts and maintenance requiring no open flame, welding or the use of highly flammable liquids
- H-1 Assembly building with stage and having an occupant load of less than 1,000 in the building:
 - a) Theaters and auditoriums
 - b) Concert halls and opera houses
 - c) Convention halls
 - d) Theater-restaurants
 - e) Little theaters, audio visual rooms
- H-2 Assembly buildings without stage and having an occupant load of 300 or more:
 - a) Dance halls, cabarets, ballrooms
 - b) Skating rinks
 - c) Cockfighting arenas
- H-3 Assembly buildings without stage and having an occupant load of less than 300:
 - a) Dance halls and ballrooms
 - b) Skating rinks
- H-4 a) Sports stadiums
 - b) Reviewing stands
 - c) Covered amusement parks
 - d) Boxing arenas, jai-alai stadiums
 - e) Race tracks and hippodromes
 - I Assembly building with stage and having an occupant load of 1,000 or more:
 - a) Collisea and sports complexes
 - b) Theaters and convention halls
 - c) Concert halls and opera houses
 - a) Ice plants and cold storage plants
 - b) Power plants (thermal, hydro-electric or geothermal)
 - c) Pumping pumps (water supply, storm drainage, sewerage and irrigation)
 - d) Dairies and creameries
 - e) Factories and workshops using incombustible or non-explosive materials
 - f) Rice mills, sugar centrals
 - g) Breweries, bottling plants, canneries and tanneries
- G-1 Storage and handling of hazardous and highly flammable materials:
 - a) Storage tanks, building for storing gasoline, acetylene, LPG, calcium carbide, oxygen, hydrogen, etc.

III (INDUSTRIAL)

F

- b) Armories and arsenals, munitions factories
- c) Match factories
- d) Fireworks factories
- e) Plastics resins plants (monomer and polymer
- f) Plastic compounding plants
- g) Plastic processing plants
- h) Factories for highly flammable chemicals
- i) Acetylene, oxygen generating plants
- j) Cooking oil and soap processing plants
- G-2 Storage and handling of flammable materials
 - a) Dry cleaning plants using flammable liquids
 - b) Paint stores with bulk handling
 - c) Paint stores and spray painting rooms
 - d) Sign and billboard painting shops
- G-3 a) Wood working establishments lumber and timber yards
 - b) Planing mills and saw mills, veneer plants
 - c) Wood drying kilns
 - d) Pulp, paper and paperboard factories
 - e) Wood and cardboard box factories
 - f) Textile and fiber spinning mills
 - g) Garment and undergarment factories
 - Factories where loose combustible fibers or dirt are manufactured, processed and/or generated
 - i) Warehouses where highly combustible materials are stored
 - j) Grains and cement silos
 - a) Repair garages and shops
 - b) Shipyards, slipways and dry-docks
 - c) Factories for engines and turbines and attached testing facilities
 - a) Aircraft repair hangars
 - b) Manufacture and assembly plants, repair and testing shops for aircraft engines and parts

IV EDUCATIONAL AND SOCIAL AND INSTITUTIONAL

G-4

G-5

- C a) Educational institutions (schools, colleges, universities, vocational schools, seminaries and novitiates) including school auditoriums, gymnasia, reviewing stands, little theaters and concert halls
 - b) Libraries, museums, exhibition halls and art galleries
 - c) Civic centers
 - d) Clubhouses, lodges
 - e) Community centers
 - f) Golf club buildings
- D-1 a) Mental hospitals, mental sanitaria, mental asylum
 - b) Jails, prisons, reformatories, correctional institutions
 - c) Rehabilitation centers
 - d) Leprosaria

- e) Quarantine stations
- D-2 a) Nursery schools, nurseries and children's hospitals for full time care of children below kindergarten age
 - b) Hospitals, sanitaria, nursing homes with nonambulatory patients
 - c) Homes for the aged
 - a) Nursing homes for ambulatory patients
 - b) Kindergarten schools, homes for the children of kindergarten age or over
 - c) Orphanages

D-3

E-2

- a) Police and fire stations
- b) Guard houses
- H Church, mosques, temples, shrines, chapels, and similar places of worship

V AGRICULTURAL

J-1 Agricultural buildings and sheds, including barns, poultry houses, piggeries, hatcheries, stables, cowsheds; also greenhouses and other structures for storage of agricultural products

VI ANCILLARY

- J-1 Private garages, carports
- J-2 a) Fences over 1.80 meters high, separate firewalls
 - b) Steel and concrete tanks
 - c) Towers and silos, smokestacks and chimneys
 - d) Swimming pools, including shower and locker rooms
 - e) Stages, platforms and similar structures
 - f) Pelota courts
 - g) Aviaries and aquariums, zoo structures

SECTION 23. - No person, firm or corporation, including any agency or instrumentality of government shall erect, construct, alter, repair, move, convert or demolish any building or structure or cause the same to be done without first obtaining a building permit therefor from the Building Official.

However, a building permit shall not be required for the following construction and repairs; provided that the said constructions or repairs shall not violate any provision of the Code.

- a. Minor Constructions:
 - 1. Sheds, outhouses, greenhouses, children's playhouses, aviaries, poultry houses and the like, not exceeding 6 sq. m. in floor area, provided they are completely detached from any other building and are intended only for the private use of the owner.
 - 2. Addition of open terraces or patios resting directly on the ground, not exceeding 20 sq.m. in floor area, exclusively for the private use of the owner.
 - 3. Installation of the window grills.
 - 4. Garden pools for cultivation of water plants and/or aquarium fishes not exceeding 500 millimeters in depth.
 - 5. Erection of gardens walls other than party walls not exceeding 1.80 meters in height, cementing of footpaths, gardens walks and/or driveways.

- b. Other Minor /construction, Permit not necessary- No permit shall be necessary in the following instances:
 - 1. In repairs of houses damaged by a storm if made during storm or with 30 days after the storm but if made after, then said permit shall be necessary.
 - 2. In minor interior repairs when there is no interference with the structural parts of the building.
 - 3. In repairs or partitioning off in buildings not involving any change in supporting walls, members or structural parts, light or ventilation. Such changes or repairs however, shall be reported to the City Engineer who shall in every case decide as to the necessity for a permit.
 - 4. For the construction of fences of light material.
 - 5. For light repairs in light materials and mixed materials, houses during clean-up week, and which five days before beginning of said clean-up week.
 - 6. Government buildings or building constructions which are undertaken by the office of the City Engineer financed either from national or city funds.
- c. Repairs:
 - 1. Repair works which are not affecting or involving any structural member, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascias, ceilings and/or sidings.
 - 2. Repair of non-load bearing partition walls
 - 3. Repairs of any interior portion of a house not involving addition or alteration.
 - 4. Repair and/or replacement of windows.
 - 5. Repair and/or replacement of floorings.
 - 6. Repair of perimeter fence and walls.
 - 7. Repair and/or replacement of sanitary or plumbing fixtures, such as toilet bowls and cisterns, urinals and bidettes, pipes, faucets, valves, water pumps and/or tanks.
 - 8. Repair or replacement of faulty or deteriorated wiring devices, fixtures and safety devices, provided that no alteration shall be made on the service entrance and the main switch or breaker, and that no additional circuits shall be added.

SECTION 24. – REQUIREMENTS. - Any person desiring to obtain a building permit shall file an application therefor in writing and on the prescribed form.

- 1. Together with the accompanied application form the following shall be submitted to the Office of the Building Official:
 - a. In case the applicant is registered owner of the lot:
 - 1. Certified true copy of TCT
 - 2. Tax declaration, and
 - 3. Current Real Property Tax Receipt
 - b. In case the applicant is not the registered owner of the lot:
 - 1. Duly notarized copy of the Contract of Lease, or
 - 2. Duly notarized copy of the Deed of Absolute Sale, or
 - 3. Duly notarized copy of the Contract of Sale.
- 2. Five (5) sets of plans and specifications prepared, signed and sealed:

- a. by a duly licensed architect or Civil Engineer in case of architectural and structural plans;
- b. by a duly licensed sanitary engineer, or master plumber in case of plumbing or sanitary installation plans;
- c. by a duly licensed professional electrical engineer in case of electrical plans;
- d. by a duly licensed professional mechanical engineer, in case of mechanical plans.

Note: Plans and specifications shall not be required for:

- a. traditional indigenous family dwellings which are intended for the use and occupancy of the family of the owner and constructed of native materials such as bamboo, nipa, logs or lumber, the total cost of which does not exceed fifteen thousand (P15,000.00) Pesos.
- b. single detached dwellings up to 20 sq.m. in floor area.

For any of the above, a simple sketch with dimensions, accompanied by a site location and vicinity map, will suffice.

- 3. Architectural Documents:
 - a. Location plan within a two-kilometer radius for commercial, industrial and institutional complex, and within half-kilometer radius for residential buildings, at any conventional scale, showing prominent landmarks or major thoroughfares for easy reference.
 - b. Site development and/or location plan at scale of I:200 M standard or any convenient scale for large-scale development showing position of building in relation to lot. Existing buildings within and adjoining the lot shall be hatched, and distances between the proposed and existing buildings shall be indicated.
 - c. Floor plans of scale of not less than I:100M.
 - d. Elevation (at least four) at scale of not less than I:100M.
 - e. Sections (at least two) at scale I:100M.
 - f. Foundation Plan at scale of not less than I:100M.
 - g. Floor-framing plan at scale of not less than I:100M.
 - h. Roof-framing plan at scale of not less than I:100M.
 - i. Details of footing/column at any convenient scale.
 - j. Details of structural members at any convenient scale.
- 4. Engineering Documents:
 - 4.1. Structural
 - a. Design analysis shall be required for all buildings or structures except for the following:
 - 1. Traditional indigenous family dwellings as defined in Section I5 hereof.
 - 2. Single detached residential buildings with a total floor area up to 20.00 sq.m.
 - b. Boring and Plate Load Tests

Pursuant to Section 7.3 (Soil Classification) of the National Structural Code for Buildings, it is the responsibility of the designer to order adequate soil exploration (including test borings) or any building or structure of any height, if in his judgment such is necessary. However, as a rule, test borings or plate-load test shall be required for buildings or a structure of four (4) storeys and higher.

c. Seismic Analysis

Pursuant to Section 2.0I (Earthquake Forces) of the National Structural Code for Buildings, every building or structure and every portion thereof, except Category I of Group A Occupancies which are less than 7.5 meters in height, shall be designed and constructed to resist stresses produced by lateral forces.

4.2. Sanitary/Plumbing:

- a. For sanitary installation with more than twenty (20) units of plumbing installations, water supply, storm drainage, water purification and sewage treatment plant, applications shall be accompanied by sanitary plans and specifications signed and sealed by a duly licensed Sanitary Engineer containing the following:
 - 1. Sanitary plan layouts and details.
 - 2. Isometric drawings of roughing-ins of sanitary drainage, ventilation lines, hot and/or cold distribution/supplies to plumbing fixtures and equipment.
 - 3. Detail drawings of I Hoff tanks/septic tanks in the absence of disposal to the street sanitary sewer, sewage treatment plant.
 - 4. Riser diagram of drainage including details of miscellaneous appurtenances such as manholes, junction boxes, catch basins, water/sewer/storm drainage connections.
 - 5. Design analysis, technical specifications.
 - 6. Estimate of cost (for statistical purposes only).
 - 7. Detail drawings of deep well water treatment device in the absence of municipal water system.
- b. For additional and/or alteration of existing sanitary installation involving more than twenty (20) units of plumbing installations, water supply, storm drainage, water purification and sewage treatment plant, application shall be accompanied by sanitary plans and specifications signed and sealed by a duly licensed Sanitary Engineer, containing the following:
 - 1. Design analysis and plans of the original installation.
 - 2. Plans and detail drawings of additional installation.
 - 3. Estimated cost of additional/altered installation (for statistical purposes only).
- c. For new sanitary installation with more than twenty (20) units plumbing installations and water supply, the Engineering Documents signed and sealed by a duly licensed Master Plumber who is also a registered Engineer or Master Plumber who has been issued a Certificate of Recognition as designer by the Board of Master Plumbers shall include the following:
 - 1. Sanitary plan, layouts and details.
 - 2. Isometrics drawings of roughing-ins of ventilation lines, hot and/or cold distribution/ supplies to plumbing fixtures and equipment.
 - 3. Design analysis, technical specifications.
 - 4. Estimate of Cost (for statistical purposes only).
- d. For additional and/or alteration of existing sanitary installation involving more than twenty (20) units of plumbing installation and water supply, the Engineering Documents signed and sealed by a duly licensed Master Plumber, who has

been issued a Certificate of Recognition as a designer by the Board of Master Plumbers, shall include the following:

- 1. Design analysis and plans of the original installation.
- 2. Plans and detail drawings of additional installation.
- 3. Estimated cost of additional/altered installation (for statistical purposes only).
- e. For new, additional or altered plumbing installation not exceeding twenty (20) units, the Engineering Documents signed and sealed by a duly licensed Master Plumber shall include the following:
 - 1. Plumbing Plan Layout
 - 2. Isometric drawing
 - 3. Guide specifications and Bill of Materials
 - 4. Estimate of Cost (for statistical purposes only)
- 4.3.A certification from the Metro Naga Water District (MNWD) that all pipes installed by the owner constructor from the MNWD main transmission point of tapping to all the outlets of the building have complied with the specifications set by MNWD.
- 4.4.If the establishment intends to install a private well, a certification from the MNWD that the contractor who conducted the drilling activities is duly authorized and licensed by the National Agency concerned and prior notice and clearance was secured from MNWD of such intent. Aside from the requirements submitted to the agency concerned, well drillers are also required to secure business permit and proof of privilege tax payment to the city government.
- 4.5. The owner/contractor, prior to installation and other drilling activities must secure a Water Rights Permit from the National Water Resources Board (NWRB). For this purpose, only wells with casings not exceeding 75 millimeters in diameter may be allowed for domestic use.

For this purpose, domestic use shall mean water facilities installed by the owner of a residential house, the function of which are for household members consumption and the well casing is less than 75 millimeters in diameter.

5. MECHANICAL

- a. The corresponding plans and specifications for 50 HP or more, signed and sealed by a duly licensed professional Mechanical Engineer shall contain the following:
 - 1. General layout plan for each floor, to the scale of not less than 1:100 m.; indicating the equipment in heavier lines than the building outline. Names of machinery and corresponding brake horsepower shall be indicated.
 - 2. Longitudinal and transverse action drawn to scale of at least 1:100 m. showing inter-floor relations and defining the manner of support of machinery (whether through building structure, by separate staging, or by foundations resting on the ground.
 - 3. Semetric drawing of piping system showing:
 - a. Assembly of pipes on racks and supports.
 - b. Complete individual piping system indicating terminal to terminal valves, fittings, sizes and color coding.

- 4. Plan indicating location of storerooms, fuel tanks, fire extinguishing systems, fire doors, fire escape ladders and other similar fire protective facilities;
- 5. Plans for all duct work installations, indicating dampers, controls, filters, fireproofing, acoustical and thermal insulation;
- 6. Detailed plans of machinery foundations and supports drawn to scale of at least 1:50 m.
- 7. Detailed plans of boilers and pressure vessels with a working pressure of above 10 psi regardless of HP rating drawn to scale of at least 1:50 m.
- 8. Computations and detailed plans of elevators, escalators and the like, drawn to a scale of at least 1:50m.
- 9. Complete machinery list showing:
 - a. Name and type of machinery
 - b. Make and catalog number, size, model, serial number, capacity
 - c. Revolution per minute (RPM) and drive (direct, V-belt or flat belt or gear reducer, hydraulic, magnetic, chain or line shafting).
 - d. Motor or prime mover, showing:
 - 1. International Combustion Engine
 - a. Horsepower (HP) rating
 - b. PRM (Revolution per minute)
 - c. Total Horsepower
 - d. Fuel
 - e. Use
 - 2. Electric Motor
 - a. Horsepower (HP) rating
 - b. RPM (Revolution per minute)
 - c. Voltage
 - d. Chase
 - e. Cycle
 - f. Current
 - g. Kilowatt (KW)
 - h. Use
- 10. Flow sheets
 - a. For processing plant, manufacturing plant or assembly plant.
 - b. For all installations, additions or alterations involving machinery of at least 20 HP the signature of the applicant shall be sufficient.
 - c. Estimate of cost of installation and equipment shall be submitted.
- 6. ELECTRICAL:
 - a. For new electrical installation with more than twenty (20) outlets or a capacity of more than 4Kw of any voltage application shall be accompanied by electrical plans and specifications signed and sealed by a duly licensed Professional Electrical Engineer, containing the following:
 - 1. General electrical layout with legends
 - 2. Single line diagram
 - 3. Schedule of loads
 - 4. Riser diagram
 - 5. Design analysis
 - 6. Estimate of cost (for statistical purposes only)
 - b. For additional and/or alteration of existing electrical installation involving more than 20 outlets or more than 4Kw of any voltage applications shall be

accompanied by electrical plans and specifications signed by a duly licensed Professional Electrical Engineer containing the following:

- 1. Design analysis of original service entrance equipment, main feeder/branch together with the additional installation.
- 2. Riser diagram or original and additional installation.
- 3. Schedule of load of new installation.
- 4. General electrical layout with legends.
- 5. Estimated cost of new installation and cost of modification (for statistical purposes only).
- c. For new, additional or altered electrical installation not exceeding twenty (20) outlets or a capacity of 4Kw up to 600 volts, application shall be accompanied a Bill of Materials and sketch signed by at least a duly licensed Master Electrician containing the following:
 - 1. Single line diagram of electrical installations
 - 2. General electrical layout, with legends
 - 3. Bill of Materials
 - 4. Estimate of Cost (for statistical purposes only).
- d. For electrical installation facilities and accessories, all owners/contractors of newly completed residential, commercial, or industrial establishments must comply with the additional requirements prior to the issuance of Occupancy Permit, to wit:
 - Sworn certification executed by the contractor of the building and/or the person who installed the electrical facilities and other accessories that the same were installed in accordance with the standards and specifications set by the Camarines Sur Electric Cooperative II (CASURECO II);
 - 2. Sworn certification executed by the General Manager or his duly authorized representative stating among others, the compliance of this additional requirements by the owner/contractor and the same was determined after conducting an annual inspection during and after installation;
 - There shall be also a certificate by the Bureau of Fire Protection as to the installation of fire protection and fire safety equipment or provisions and facilities in accordance with PD No. 1185 or the Fire Code of the Philippines and its Implementing Rules and Regulations.

For this purpose, any electrical building installations/connections directly linked from the main line of the CASURECO II without prior Occupancy Permit issued by the City Engineer's Office may be ordered disconnected by the Naga City Government. In such case, any expenses incurred by the city in disconnecting the electrical connections shall be charged to the owner of the building concerned.

For the proper implementation of this provision, a three (3) man committee composed of representatives from the Metro Naga Water District (MNWD), the Camarines Sur Electric Cooperative II (CASURECO II), and the City Government of Naga, the latter to act as the chairman. It shall be the duty of the office head concerned to appoint their representatives. The primary functions of this committee are to act as the coordinating body and to make proper recommendations in aid of legislation and for policy making.

- 7. Logbook and Standard Drawing Sheets
 - 7.1.Whenever necessary, written certifications/ clearance shall be obtained from various authorities exercising regulatory functions affecting buildings and other related structures, such as the: Human Settlements Regulatory Commission (HSRC) for zoning and land use; National Housing Authority (NHA) for subdivisions and residential condominiums; National Pollution Control Commission (NPCC) for pollution abatement and control measures; Department of Tourism (DOT) for tourism oriented projects; Civil Aeronautics Administration (CAA) for height clearance for constructions near airports; Philippine Ports Authority (PPA) for constructions in port zones, etc..
- 8. Installation of Grease Traps- All owners of existing business establishments such as but not limited to hotels, eateries/restaurants, terminals, gasoline stations, auto repair shops, bakeries, catering services and other similar establishments, including new applicants for business/building permit for structures for the same purpose are hereby required to install grease traps with adequate capacity in their drainage system to be located near a fixture where grease wastes accumulates, and shall be collected by the owner of the establishment for disposal to the dumpsite, with the following requirements:
 - a) For existing business establishments- A certification of the City Building Official/Sanitary Engineer/Accredited Master Plumber, as to the compliance of the requirements herein prescribed;
 - b) For new business establishments- a certification of the City Building Official/Sanitary Engineer/Accredited Master Plumber that grease trap/s is incorporated and/or reflected in the structural plan and fully complied with.

For the purpose of this Code, Grease Traps shall refer to a device installed or placed near a fixture where greasy wastes accumulates as part of the drainage system of any establishment for the purpose of collecting greasy wastes, with air tight cover and easily removable for cleaning.

Grease Traps shall be made of concrete if installed outside of the building structures. A meter Grease Trap shall be constructed if installed indoors.

SECTION 25. - PROCESSING OF BUILDING PERMITS. - The processing of building permits shall be under the overall administrative control and supervision of the Building Official and his technical staff.

In processing an application for a building permit, the Building Official shall see to it that the applicant satisfies and conforms with approved standard requirements on zoning and land use, lines and grades, 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 this Code.

- 1. Building Permits
 - 1.1.Verification of Land Use and Zoning Compatibility: The Building Official shall first verify conformity of the proposed building/s or structure/s with the land use plan and zoning regulations of the city. In the absence of an official Land Use or Zoning Ordinance shall be followed.
 - 1.2. Filing of Applications

- 1.2.1.When satisfied that all documents, plans and specifications accompanying an application are in order, the Building Official gives due course to the application.
- 1.2.2.Upon receipt of application the Building Official refers one (1) set of plans and specifications to the Chief of the Bureau of Fire Protection (BFP) for his evaluation, review and/or recommendation with respect to fire safety and control requirements. The BFP is given five (5) days to act and submit his report to the Building Official.
- 1.3.Line and Grade Verification:
 - 1.3.1. Building Official establishes and/or verifies lot as reflected in the Torrens or TCT and its relation to the proposed building/s.
 - 1.3.2. Building Official establishes setbacks and determines grades in relation to road lots, property lines, streets or highways whether existing or proposed, as reflected in the land-use, zoning or development plan of the city including road widening and construction of various public utilities and other infrastructure projects.
- 1.4. Processing of Applications:

Corresponding technical staff evaluates building documents as to technical requirements for:

- 1.4.1. Architectural
 - 1.4.1.1.Types of construction (Title 4)
 - 1.4.1.2.Requirement of fire zone (Title 5)
 - 1.4.1.3.Light and ventilation (Title 8)
 - 1.4.1.4.Building projection over public streets (Title 10)
 - 1.4.1.5.General design and construction requirements (Title 12)
 - 1.4.1.6.Classification and general requirements by the use or occupancy (Title 7)
 - 1.4.1.7.Signs (Title 20)
- 1.4.2. Structural
 - 1.4.2.1. Structural design requirements (National structural Code for buildings).
 - 1.4.2.2. Fire resistive requirements in construction (Title 6).
 - 1.4.2.3.Excavations, foundations and retaining walls (Title 12).
 - 1.4.2.4.The use of computers (Title 19).
 - 1.4.2.5.Pre-fabricated construction (Title 15).
- 1.4.3. Sanitary/Plumbing
 - 1.4.3.1. Sanitation (Title 9)
- 1.4.4. Electrical

1.4.4.1. Electrical regulations (Title 13)

- 1.4.5. Mechanical
 - 1.4.5.1. Mechanical regulations (Title 13)
- 1.4.6. Fire safety and control
 - 1.4.6.1. Fire extinguishing systems (Title 12)
 - See flow chart

- 1.5. Final provisions:
 - 1.5.1.1.Building Official's technical staff prepares assessment of corresponding fees.
 - 1.5.1.2. Building Official reviews technical evaluation and assessment of fees.

SECTION 26. - ISSUANCE OF BUILDING PERMITS. - When satisfied that the work described in an application of building permit and the plans and specifications submitted therewith conform to the requirements of this Code and other pertinent rules and regulations, the Building Official shall, within fifteen (15) days from the payment of the required fees by the applicant, recommend to the City Mayor for the issuance of the building permit applied for.

The Building Official may recommend the issuance of 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.

Approved plans and specifications shall not be changed, modified or altered without the approval of the Building Official and the work shall be done strictly in accordance thereto.

The Building Official may issue a permit to excavate for foundation and basement even while the application is still being processed, and shall charge corresponding fees therefor in accordance with pertinent provisions of this Code.

SECTION 27. - VALIDITY OF BUILDING PERMITS. - The issuance of a permit shall not be construed as an approval or authorization to the permitee to disregard or violate any of the provisions of this Code.

Whenever the issuance of a permit is based on approved plans and specifications which are subsequently found defective, the Building Official is not precluded from requiring permitee to effect the necessary corrections in said plans and specifications or from preventing or ordering the stoppage of any building operations being carried on thereunder which are in violation of this Code.

A building permit issued under the provisions of this Code shall expire and become null and void if the building or work so authorized is suspended or abandoned at any time after it has been commenced, for a period of 120 days.

SECTION 28. - NON-ISSUANCE, SUSPENSION OR REVOCATION OF BUILDING PERMIT. - The Building Official may order or cause the non-issuance, suspension or revocation of building 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 this Code or any rule or regulation.

Notice of non-issuance, suspension or revocation of building permits shall always be made in writing, stating the reason or of grounds therefor.

SECTION 28-A. - PERMIT NOT NECESSARY AFTER MINOR CONSTRUCTION. -

No permit shall be necessary in the following instances:

- a. In repairs of houses damaged by a storm if made during the storm or within 30 days after the storm but if made after, then said permit shall be necessary.
- b. In minor interior repairs when there id no interference with the structural parts of the building.

- c. In minor repairs or partitioning off in buildings not involving any changes in supporting walls, members, or structural parts, light or ventilation. Such changes or repairs however shall be reported to the City Engineer who shall in every case decide as to the necessity for a permit.
- d. For the construction of fences of light material.
- e. For light repairs in light materials and mixed materials houses during clean up week and within five days before beginning of said clean up week.
- f. Government buildings or building constructions which are undertaken by the Office of the City Engineer financed either from national or City funds.

SECTION 29. - APPEAL. - Within fifteen (15) days from the date of receipt of advice of the non-issuance, suspension or revocation of permits, the applicant/permitee may seek reconsideration with the City Mayor who shall render his decision within fifteen (15) days from date of receipt of notice on reconsideration. The decision of the City Mayor shall be final subject only to review by the Office of the Secretary of Public Works.

SECTION 30. - INSPECTION AND SUPERVISION OF WORK. - The owner of the building who is issued or granted a building permit under this Code shall engage the services of a duly licensed architect or civil engineer to undertake the full time inspection and supervision of the construction works.

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

It is understood however, that in either case, the designing architect or civil engineer is not precluded from conducting inspection of the construction of the building as submitted.

There shall be kept at the job-site at all times a logbook wherein the actual conditions and other pertinent data are to be recorded.

Upon completion of the construction, the said licensed architect or civil engineer shall submit the logbook, duly signed and sealed, to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building conforms to the provision of this Code as well as with the approved plans and specifications.

SECTION 31. - CERTIFICATE OF OCCUPANCY. -

31-A.For buildings/structures completed prior to the effectivity of this Code.

In order to obtain a Certificate of Occupancy for a building/structure constructed and occupied prior to the passage of this Code, the following procedure shall be followed:

- 31-A.1.The owner applicant shall submit to the Building Official, the following attachments:
 - 31-A.1.1. TCT, tax declaration with current tax receipt, deed of sale, lease contract to purchase, as the case may be, of the lot and/or house.
 - 31-A.1.2. In case of indigenous family dwelling and houses of mixed materials having an area of not exceeding forty (40) square meters:
 - a) A simple sketch, signed by the owner or his authorized representative, showing the floor plans and elevations of the house, indicating thereon dimensions in meters and

materials used. For elevations photographs may suffice in place of a sketch.

- b) Site plans showing the building in relations to the lot indicating thereon the location and dimensions of courts and yards as well as the firewalls, if any.
- c) Vicinity map showing the street, street intersection and/or easily recognizable landmarks.
- d) A sketch of the plumbing and electrical systems indicating the number and location of outlets, switches and main circuit braker.
- 31-A.1.3. In the case of single-detached or duplex family dwellings/living units for the exclusive use of the owner/ applicant and his family, above forty (40) square meters in area:
 - a) As-built plans (location and site plan, architectural, electrical, and sanitary plumbing plans) signed by a duly licensed architect or civil engineer in case of architectural and structural plans, by a duly licensed electrical engineer in case of electrical plans, by a duly licensed sanitary engineer in case of sanitary or plumbing installation of more than 20 units or master plumber in case of sanitary or plumbing installation not exceeding 20 units, by a Sanitary Engineer for a sanitary installations of more than 20 units that the sanitary installations not exceeding 20 units are in order and by a professional Electrical Engineer that the electrical installation are safe and in accordance with the basic requirements of the NBC.
 - b) A certificate from a duly licensed Civil Engineer or Architect that the structure is safe and the fire safety provisions are in order.
- 31-A.1.4.In the case of Category II and III Buildings/Structures (commercial/industrial and institutional buildings including multi-family living units such as accessories, apartments, dormitories, hotels and the like):
 - a) TCT tax declaration with current tax receipts, deed of sale, lease contract or contracts to purchase as the case may be, of the lot and/or building /structure.
 - b) As-built plans (Location and Site Plans), signed and sealed by a duly licensed Architect or Civil Engineer in case of architectural and structural plans, by a duly licensed Professional Electrical Engineer in case of electrical plans, by a duly licensed Mechanical Engineer in case of mechanical plans, by a duly licensed Sanitary Engineer in case of sanitary or plumbing installation of more than 20 units, or Master Plumber in case of sanitary or plumbing installations, not exceeding 20 units.
 - c) Certification from a duly licensed architect and/or civil engineer, electrical engineer, mechanical engineer and a sanitary engineer or master plumber that the building/structure is architecturally and structurally sound,

and that the electrical, mechanical (if any) and sanitary/plumbing installations are in order (refer to prescribed-forms therefor).

- d) Fire Safety Inspection Certificate issued by the BFP.
- 31-A.2. Building or houses belonging to Category I (Single detached residential and duplex) for the exclusive use of the owner/applicant shall be exempted from payment of fees, provided that the application thereafter is filed within two (2) years from the effectivity of this Code. Failure of house owners to avail of the two (2) years grace period above set forth shall be a ground for the imposition of a fine of P1.00 per square meter of floor area. For buildings/structures belonging to Categories II and III, the fine shall be above.

All buildings under Categories II and III prior to the promulgation of this Code shall be required to secure certificates of Occupancy if same are required under the said ordinance.

The following procedures shall be followed:

- 1. The owner/applicant shall submit to the Building Official DPWH Form No. 77-005-B, duly accomplished under oath together with the following attachments:
 - 1.1.TCT of Real Property Tax Declaration or Deed of Absolute Sale and Tax Receipt for the current year if the lot is owned by the applicant/owner of the building.
 - 1.2.Contract of Lease or written consent of the owner/administrator or contract to purchase or certificate of award (in case of government lots) if the applicant is not the owner of the lot.
 - 1.3.As-built plans (location and site plans, Architectural, structural, Electrical, Mechanical and Sanitary/Plumbing Plans), signed and sealed by a duly licensed Architect or Civil Engineer in case of architectural and structural plans, by a duly licensed Professional Electrical Engineer in case of electrical plans, by a duly licensed professional Mechanical Engineer in case of mechanical plans, by a duly licensed Sanitary Engineer in case of sanitary or plumbing installation of more than 20 units or Master Plumber in case of sanitary of plumbing installation not exceeding 20 units.

Note: If the building/structure is found to be non-conforming with the approved zoning map, the pertinent provisions of the zoning ordinance of the locality shall be applied.

- 1.4. Certifications from a duly licensed Civil Engineer, Electrical Engineer, Mechanical Engineer, Sanitary Engineer or Master Plumber, that the building/structure is structurally safe and the electrical/mechanical and sanitary installation are in order.
- 1.5. Fire safety Inspection Certificate issued by the Chief of Bureau of Fire Protection.
- 1.6. NPCC Certificate in case of Industrial Buildings.
- 2. The Building Official may inspect the building to confirm the contents of the documents. If the Building Official is satisfied that all the requirements have been complied with, he shall issue the Certificate of Occupancy.
- 3. At the instance of the owner or with his written consent or authorization in each case, buildings under Categories II and III

constructed prior to the promulgation of P.D. 1096 in all Cities and Municipalities without building ordinances or requirements for Certificate of Occupancy, may be issued a Certificate of Occupancy by the Building Official following the same procedures enumerated above and after payment of the corresponding fees therefor.

4. Buildings under Category I in all Cities and Municipalities whether or not with an existing building ordinances prior to P.D. 1096, may be issued Certificates of Occupancy by the Building Official at the instance of the owner or upon his written request or authorization provided that the same procedures (1 to 2 above) are followed and after payment of the corresponding fees therefor.

FEES:

4.1. Category I

 a. Buildings with area not exceeding 100 sq. m. b. Buildings with area above 100 sq. m. to 200 sq. m. c. Buildings with area above 200 sq. m. to 300 sq. m. d. Buildings with area above 300 sq. m. to 500 sq. m. e. Buildings with area above 500 sq. m. 	P 50.00 75.00 100.00 200.00 400.00
4.2. Category II	
a. Buildings with area up to 5,000 sq. m. b. Buildings with area above 5,000 sq. m. up to 10,000 sq. m	P 50.00 100.00
c. Buildings with area above 10,000 sq. m. up to 20,000	200.00
d. Buildings with area above 20,000 sq. m. up to 30,000	400.00
sq. m. e. Buildings with area above 30,000 sq. m.	600.00
4.3. Category III	
a. Buildings with area up to 5,000 sq. m. b. Buildings with area above 5,000 sq. m. up to 10,000	30.00 100.00
c. Buildings with area above 10,000 up to 20,000 sq. m. d. Buildings with area above 20,000 sq. m. up to 30,000	200.00 300.00
e. Buildings with area above 30,000 sq. m.	600.00

5. Guidelines On Land Development

The following guidelines shall be observed:

- 5.1. The Building Official shall determine the major land use pattern in his respective area of jurisdiction in consultation with the Human Settlements Regulatory Commission (HSRC) or the local planning and/or development body. All new building constructions shall conform to this major use pattern.
- 5.2. Any form of land development such as site grading, construction of curbs and gutters, fencing, etc., shall not be allowed unless adequate provisions for environmental protection are made to

safeguard the areas adjacent to the proposed development from flooding, pollution and other physical ill effects.

- 5.3. In cases of large-scale and development covering an area of 2,500 square meters or more, the consent of the homeowners and/or barangay association and adjacent property owners shall first be obtained before any permit is issued.
- 5.4. All land development projects covering-housing subdivision and residential condominiums shall conform to the rules and regulations promulgated under PD 953 and 957 by the National Housing Authority (NHA). (Note: Under Executive Order No. 648 issued by Pres. Marcos on Feb. 8, 1978, the NHA regulatory functions were transferred to the HSRC).
- 31-A. Certificate of Occupancy for Building/Structures Constructed After The Promulgation Of The National Building Code (PD 1096)

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

- 31-C.1. To secure a certificate of occupancy, the following procedure shall be followed:
 - 31-C.1.1. The owner/applicant shall submit to the Building Official the following documents:
 - a. Certificate of Completion together with the logbook and the Building Inspection Sheet duly accomplished by the contractor (if the construction is undertaken by contract) and signed and sealed by the architect or civil engineer in-charge of the construction work. Said architect or civil engineer may hire the services of more inspector/s to assist in the full-time inspection and supervision of all aspects of the construction. Said project inspector/s must be qualified professional/s who is/are duly registered architect/s, master electrician/s, master plumber/s, etc.
 - b. As-built plans and specifications jointly signed and sealed by the designing architect or civil engineer and the architect or civil engineer in-charge of the construction and signed by the contractor (if the construction is undertaken by contract) and confirmed by the owner. Said plans and specifications shall reflect faithfully all changes, modifications and alterations made on the originally approved plans and specifications which are the basis of the issuance of the original building permit.

Note:

Pursuant to Section 26 of the Code, all such changes, modifications and alterations shall likewise be approved by the Building Official and the subsequent mandatory permit therefor issued before any work on said changes, modifications and alterations shall be started. The as-built plans and specifications may be just an orderly and comprehensive compilation of all the documents which include the originally approved 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 as actually built.

- 31-C.2. The Office of the Building Official shall undertake the final inspection, verification and/or review of the building based on the Certificate of Completion, logbook, plans, as-built-plans as the case may be, and specifications on the prescribed standards form, according to the following:
 - 31-C.2.1. Land Use
 - a) Conformity with approved Land Use Plan and Zoning Ordinance
 - 31-C.2.2. Architectural
 - a) Types of construction
 - b) Requirements of fire zones
 - c) Light and ventilation
 - d) Building projection over public streets
 - e) General design and construction requirements
 - f) Classification and general requirements by use of occupancy
 - g) Sighs
 - 31-C.2.3. Geodetic Engineering
 - a) Compliance with establish line and grade
 - 31-C.2.4. Structural and Civil Engineering
 - a) Structural design
 - b) Fire-resistive requirements in construction
 - c) Excavation, foundation and retaining walls
 - d) Pre-fabricated construction
 - 31-C.2.5. Sanitary Engineering and Plumbing
 - a) Sanitation
 - 31-C.2.6. Electrical Engineering
 - a) Electrical regulations
 - 31-C.2.7. Mechanical Engineering
 - a) Fire-extinguishing system
 - 31-C.3.The Building Official shall notify the Chief of the Bureau of Fire Protection to conduct his final inspection and require him to submit his Fire Safety Inspection Certificate within five (5) working days from receipt of notification. In case of non-issuance, suspension or revocation of said Certificate by the BFP, he shall so state in writing the reasons or grounds therefor.

Note:

- a) Said certificate shall be issued by the Chief of the Bureau of Fire Protection (BFP) not later than five (5) days from referral. If after the prescribed period, no action is taken by the CLFS, the Building Official may issue the Certificate of Occupancy with the condition that the fire safety requirements shall be complied with the prescribed period set forth in the Fire Code of the Philippines.
- b) In case of Industrial buildings/s structures a certificate from the National Pollution Control (NPCC) shall also be required.
- 31-C.4. Building Official's building staff prepares assessment of fees.
- 31-C.5. Building Official reviews technical evaluation and assessment of fees and orders payment for the full amount of fees.
- 31-C.6. Building Official issues the Certificate of Occupancy in the form prescribed therefor.

- 31-C.6.1. 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 structures.
- 31-C.6.2. Pursuant to Sections 47 and 48 of this Code, a building for which Certificate of Occupancy has been issued may further be issued for other Certificate of Occupancy due to changes in use, whether partly or wholly, provided, that the new use/s or type/s of occupancy is/are less hazardous based on life and fire risk than the original use or type of occupancy.

TITLE 4 - TYPES OF CONSTRUCTION

SECTION 32. - TYPES OF CONSTRUCTION. - For purposes of this Code, all buildings proposed for construction shall be classified or identified according to the following types:

- a) Type I Type I buildings shall be of wood construction. The structural elements may be any of the materials permitted by this Code.
- b) Type II Type II buildings shall be of wood construction with protective fire-resistant materials and one-hour fire resistive throughout: Except, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly.
- c) Type III Type III buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by this Code: Provided, that the building shall be one-hour fire resistive throughout. Exterior walls shall be of incombustible fire-resistive construction.
- d) Type IV Type IV buildings shall be of steel, iron, concrete, or masonry construction. Walls, ceilings and permanent partitions shall be of incombustible fire-resistive construction: except, that permanent non-bearing partitions of one-hour fire-resistive construction may use fire-retardant treated wood within the framing assembly.
- e) Type V Type V buildings shall be fire-resistive. The structural elements shall be of steel, iron, concrete, or masonry construction. Walls, ceiling, and permanent partitions shall be of incombustible fire-resistive construction.

SECTION 33. - CHANGES IN TYPES. - No change shall be made in type of construction of any building which would place the building in a different sub-type or type of construction unless such building is made to comply with the requirements for such sub-type construction: Except, when the change is approved by the Building Official upon showing that the new or proposed construction is less hazardous, based on life and fire risk, than the existing construction.

SECTION 34. - REQUIREMENTS ON TYPE OF CONSTRUCTION. - Subject to the provisions of this title, the Building Official shall prescribe standards for each type of construction, and promulgate rules and regulations therefor, relating to structural framework, exterior walls and openings, interior walls and enclosures, floors, exits and stairs construction, and roofs.

TITLE 5 - REQUIREMENTS FOR FIRE ZONES

SECTION 35. - FIRE ZONES, DEFINED. - Fire zones are areas within which only certain types of buildings are permitted to be constructed based on their use or occupancy, type of construction, and resistance to fire.

SECTION 36. - BUILDINGS LOCATED IN MORE THAN ONE FIRE ZONE. - A building or structure which is located partly in one fire zone and partly in another shall be considered to

be in the more highly restrictive fire zone, when more than one-third of its total floor area is located in such zone.

SECTION 37. - MOVED BUILDING. - Any building or structure, moved within or into any fire zone shall be made to comply with all the requirements for buildings in that fire zone.

SECTION 38. - TEMPORARY BUILDINGS. - Temporary buildings such as reviewing stands and other miscellaneous structures conforming to the requirements of this Code, and sheds, canopies and fences used for the protection of the public around and in conjunction with construction work, may be erected in the fire zones by special permit from the Building Official for a limited period of time, and such buildings or structures shall be completely removed upon the expiration of the time limit stated in such permit.

SECTION 39. - CENTER LINES OF STREETS. - For the purpose of this Title, the centerline of an adjoining street or alley may be considered an adjacent property line. Distances shall be measured at right angles to the street or alley.

SECTION 40. - RESTRICTIONS ON EXISTING BUILDINGS. - Existing buildings and structures in fire zones that do not comply with the requirements for a new building erected therein shall not hereafter be enlarged, altered, remodeled, repaired or moved except as follows:

- a) Such building is entirely demolished;
- b) Such building is to be moved outside the limits of the more highly restrictive Fire Zone to a zone where the building meets the minimum standards;
- c) Changes, alterations and repairs may be provided that in any 12-month period, the value of the work does not exceed twenty percent of the value of the existing building, and provided that, such changes do not add additional combustible material, and do not, in the opinion of the Building Official, increase the fire hazard;
- d) Additions thereto are separated from the existing building by firewalls, as set forth in Sub-Section 40 (b);
- e) Damage from fire or earthquake, typhoons or any fortuitous event may be repaired, using the same kind of materials of which the building or structure was originally constructed, provided that, the cost of such repair shall not exceed twenty percent of the replacement cost of the building or structure.

SECTION 41. - DESIGNATION OF FIRE ZONES. - The Building Official shall promulgate specific restrictions for such type of Fire Zone in the City in accordance with the local, physical, and spatial framework plans or resolution/ordinance submitted by the city planning and/or development bodies.

TITLE 6 - FIRE-RESISTIVE REQUIREMENTS IN CONSTRUCTION

SECTION 42. - FIRE-RESISTIVE RATING, DEFINED. - Fire-resistive rating means the degree to which a material can withstand fire as determined by generally recognized and accepted testing methods.

SECTION 43. - FIRE-RESISTIVE TIME PERIOD RATING. - Fire-resistive time period rating is the length of time a material can withstand being burned which may be one-hour, two-hour, three-hours, four-hours, etc.

SECTION 44. - FIRE-RESISTIVE STANDARDS. - All materials of construction, and assemblies or combinations thereof shall be classified according to their fire-retardant or flame-

spread ratings as determined by generally accepted testing methods and/or by the Building Official.

SECTION 45. - FIRE-RESISTIVE REGULATIONS. - The Building Official shall prescribed standards and promulgate rules and regulations on the testing of constructions materials for flame-spreads characteristics, tests on fire damages, fire test on buildings constructions and materials, door assemblies and tinclad fire doors and windows and smoke and fire detectors for fire protective signaling system, application and use of controlled interior finish, fire-resistive protection for structural members, fire-resistive walls and partitions, fire-resistive floor or roof ceiling, fire-resistive assemblies for protection of openings and fire-retardant roof coverings.

TITLE 7 - CLASSIFICATION AND GENERAL REQUIREMENT OF ALL BUILDINGS BY USE OR OCCUPANCY

SECTION 46. - OCCUPANCY, CLASSIFIED. - Buildings proposed for construction shall be identified according to their use or the character of its occupancy and shall be classified as follows:

- 1. Group A Residential Dwellings Group A - Occupancies shall be dwellings
- Group B Residential, Hotels and Apartments Group B - Occupancies shall be multiple dwelling units including boarding or lodging houses, hotels, apartment buildings, row houses, convents, monasteries and other similar buildings each of which, accommodates more than 10 persons.
- Group C Education and Recreation Group C - Occupancies shall be buildings used for school or day-care purposes, involving assemblage for instruction, education, or recreation, and not classified in Group 1 or in Division 1 and 2 or Group H Occupancies.
- 4. Group D Institutional Group D Occupants shall include:

Division 1- Mental Hospital, Mental sanitaria, jails, prisons, reformatories, and buildings where personal liberties of inmates are similarly restrained.

Division 2- Nurseries for full-time care of children under kindergarten age, hospitals, sanitaria, nursing homes with non-ambulatory patients, and similar building accommodating more than five persons.

Division 3- Nursing homes for ambulatory patients, homes for children of kindergarten age or over, each accommodating more than five persons: Provided, that Group D Occupants shall not include building used only for private or family group dwelling purposes.

5. Group E - Business and Mercantile

Group E - Occupancies shall include:

Division 1- Gasoline filling and service stations, storage garages and boat storage structures where no work is done except exchange of parts and

maintenance requiring no open flame welding, or the use of highly flammable liquids.

Division 2- Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than one hundred (100) persons, printing plants, police and fire stations, factories and workshop using not highly flammable or combustible materials and paint stores with bulk handling.

Division 3- Aircraft hangars and open parking garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding or the use of highly flammable liquids.

6. Group F - Industrial

Group F Occupants shall include:

ice plants, power plants, pumping plants, cold storage, and creameries, factories and workshops using combustible and non-explosive materials.

7. Group G - Storage and Hazardous

Group G occupants shall include:

Division 1- Storage and handling of hazardous and highly flammable material.

Division 2- Storage and handling of flammable materials, dry cleaning plants using flammable liquids; paint stores with bulk handling, paint shops and spray painting rooms. Factories where loose combustible fibers or dust are manufactured, processed or generated; warehouses where highly combustible material is stored

Division 4- Repair garages

Division 5- Aircraft repair hangars

8. Group H - Assembly other than Group I Group H occupancies shall include:

Division 1- Any assembly building with a stage and an occupant load of less than 1,000 in the building.

Division 2- Any assembly building without stage and an occupant load of 300 or more in the building

Division 3- Any assembly buildings without stage and having an occupant load of less than 300 in the building.

Division 4- Stadia, reviewing stands, amusement park structures not included within Group I or in Division 1, 2 and 3 of this Group.

- Group I Assembly Occupant of 1,000 or More Group I- occupant shall be any assembly building with a stage and an occupant load of 1,000 or more in the building.
- 10. Group J Accessory Group J occupancies shall include:

Division 1- Private garages, carports, sheds and agricultural buildings.

Division 2- Fences over 1.80 meters high, tanks and towers.

b) Other sub-groupings or divisions within Groups A to J may be determined by the Secretary. Any other occupancy not mention specifically in this Section, or about which there is any question, shall be included in the Group which it most resembles based on the existing or proposed life and fire hazard.

SECTION 47. - CHANGE IN USE. - No change shall be made in the character of occupancy or use of any building which would place the building in a different division of the same group of occupancies or in a different group of occupants, unless such building is made to comply with the requirements of this Code for such division or group of occupancy. The character of occupancy of existing buildings may be changed subject to the approval of the Building Official and the building may be occupied for purposes set forth in other Groups: Provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

SECTION 48. - MIXED OCCUPANCY. -

a. General Requirements:

When a building is of mixed occupancy or used for more than one occupancy, the whole building shall subject to the most restrictive requirement pertaining to any of the type of occupancy found therein except in the following:

- 1. When a one-storey building houses more than one occupancy, each portion of the building shall conform to the requirement of the particular occupancy housed therein, and;
- 2. Where minor accessory uses do not occupy more than ten percent of the area of any floor or building, nor more than ten percent of the basic area permitted in the occupancy requirement, in which case, the major use of the building shall determine the occupancy classification.
- b. Forms of Occupancy Separation

Occupancy separation shall be vertical, horizontal, or both, when necessary, of such other forms as may be required to afford a complete separation between the various occupancy divisions in the building.

c. Types of Occupancy Separation

Occupancy separation shall be classified as "One-Hour Fire Resistive", "Three-Hour Fire Resistive" and "Four-Hour Fire Resistive".

- 1. A "One-Hour Fire Resistive Occupancy Separation" shall be of not less than one-hour fire-resistive construction. All openings in such separation shall be protected by a fire-assembly having a one-hour fire-resistive rating.
- 2. A "Two-Hour Fire- Resistive Occupancy Separation" shall be of not less than one-hour fire-Resistive construction. All openings in such separation shall be protected by a fire assembly having a two-hour fire-resistive rating.
- 3. A "Three-Hour Fire-Resistive Occupancy Separation" shall be of not less than three-hour fire-resistive construction. All openings in walls forming such separation shall be protected by a fire assembly having a three-hour fire-resistive rating. The total width of all openings in any three-hour fire resistive occupancy separation wall in any one storey shall not exceed 25 percent of the length of the wall in that storey and no single opening shall have an area greater

than 10.00 square meters. All openings in floors forming a "Three-Hour Fire-Resistive Occupancy Separation" shall be protected by vertical enclosures extending above and below such openings. The walls of such vertical enclosures shall be of not less than two-hour fire-resistive construction, and all openings therein shall be protected by a fire assembly having a three-hour fire-resistive rating.

- 4. A "Four-Hour Fire Resistive Occupancy Separation" shall have no openings therein and shall be of not less than four-hour fire-resistive construction.
- d. Fire Rating for Occupancy Separation

Occupancy Separation shall be provided between groups, sub groupings, or divisions of occupancies. The Building Official shall promulgate rules and regulations for appropriate occupancy separations in buildings of mixed occupancy; Provided, that where any occupancy separation is required, the minimum shall be a "One-Hour Fire-Resistive Occupancy Separation" and where the occupancy separation is horizontal, structural members supporting the separation shall be protected by an equivalent fire- resistive construction.

SECTION 49. - LOCATION ON PROPERTY. -

a. General

No building shall be constructed unless it adjoins or has direct access to a public space, yard or street on at least one of its sides.

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

Eaves over required windows shall not be less than 750 millimeters from the side and rear property lines.

b. Fire Resistance of Walls

Exterior walls shall have fire resistance and opening protection in accordance with the Building Official. Projections beyond the exterior wall shall not exceed beyond a point one-third the distance from an assumed vertical plane located where the fire-resistive protection of openings is first required to the location on property whichever is the least restrictive. Distance shall be measured at right angles from the property line. When openings in exterior walls are required to be protected due to distance from property line, the sum of the areas of such openings in any storey shall not exceed 50 percent of the total area of the wall in that storey.

c. Buildings on Same Property and Buildings Containing Courts

For the purpose of determining the required wall and opening protection, building on the same property and court walls shall be assumed to have a property line between them. When a new building is to be erected on the same property with an existing building, the assumed property line from the existing building shall be the distance to the property line for each occupancy (as set forth by the Building Official); Provided, that two or more buildings on the same property may be considered as one building if the aggregate area of such building is within the limits of allowable floor areas for a single building so considered, house different occupancies or are of different types of construction. **SECTION 50.** - ALLOWABLE FLOOR AREAS. - The allowable floor areas for one-storey building and buildings over one storey shall not exceed the limits prescribed by the Building Official for each occupancy groups and/or types of construction.

The purposes of this Section, each portion of a building separated by one or more area separation walls may be considered a separate building provided the area separation walls meet the requirements prescribed therefor by the Building Official.

SECTION 51. - ALLOWABLE FLOOR AREA INCREASES. - The floor areas herein above provided may be increased in certain specific instances and under appropriate conditions, based on the existence of public space, streets or yards extending along and adjoining two or more sides of the building or structure subject to the approval of the Building Official.

SECTION 52. - MAXIMUM HEIGHT OF BUILDING. - The maximum height and number of storeys of every building shall be dependent upon the character of occupancy and the type of construction as determined by the Building Official considering population density, building bulk, widths of streets and car parking requirements. The height shall be measured from the highest adjoining sidewalk or ground surface: Provided, that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 3.00 meters: Except that towers, spires, and steeples, erected as part of a building and not used for habitation or storage are limited as to height only by structural design if completely of incombustible materials, or may extend not to exceed 6.00 meters above the height limits for each group if of combustible materials.

SECTION 53. - MINIMUM REQUIREMENTS FOR GROUP DWELLINGS. -

- a. Dwelling Location and Lot Occupancy. The dwelling shall occupy not more than ninety percent of a corner lot and eighty percent of an inside lot, and subject to the provisions on Easements of Light and View of the Civil Code of the Philippines, shall be at least 2 meters from the property line.
- b. Light and Ventilation Every dwelling shall be so constructed and arranged as to provide adequate light and ventilation as provided under Section 805 to Section 811, of this Code.
- c. Sanitation Every dwelling shall be provided with at least one sanitary toilet and adequate washing and drainage facilities.
- d. Foundation Footings shall be of sufficient size and strength to support the load of the dwelling and shall be at least 250 millimeters thick and 600 millimeters below the surface of the ground.
- e. Post The dimensions of wooden posts shall be those found in Table 708-A: Dimensions of Wooden Posts (Annex B-1). Each post shall be anchored to such footing by straps and bolts of adequate size.
- f. Floor The live load of the first floor shall be at least 200 kilograms per square meter and for the second floor, at least 150 kilograms per square meter.
- g. Roof The wind load for roofs shall be at least 750 millimeters in clear width, with a rise of 200 millimeters and a minimum run of 200 millimeters.

- h. Stairs Stairs shall be at least 750 millimeters in clear width, with a rise of 200 millimeters and a minimum run of 200 millimeters.
- i. Entrance and Exit There shall be at least one entrance and another one for exit.
- j. Electrical Requirements All electrical installation shall conform to the requirements of the Philippine Electrical Code.
- k. Mechanical Requirements Mechanical systems and/or equipment installation shall be subject to the Philippine Mechanical Engineering Code.

SECTION 54. - REQUIREMENTS FOR OTHER GROUP OCCUPANCIES. - Subject to the provisions of this Code, the Building Official shall promulgate rules and regulations for each of the other Group Occupancies covering: allowable construction, height, and area; location on property, exit facilities, light, ventilation, and sanitation; enclosures and vertical openings; fire extinguishing system; special hazards.

TITLE 8 - LIGHT AND VENTILATION

SECTION 55. - GENERAL REQUIREMENTS OF LIGHT AND VENTILATION. -

- a. Subject to the provisions of the Civil Code of the Philippines on Easements of Light and View, and to the provisions of this part of the Code, every building shall be designed, constructed, and equipped to provide adequate light and ventilation.
- b. All buildings shall face a street or public alley or a private street which has been duly approved.
- c. No building shall be altered nor arranged so as to reduce the size of any room or the relative area of windows to less than that provided for buildings under this Code, or to create an additional room, unless such additional room conforms to the requirements of this Code.
- d. No building shall be enlarge so that the dimensions of the required courtyard would be less than that prescribed for such building.

SECTION 56. - MEASUREMENT OF SITE OCCUPANCY. -

- a. The measurement of site occupancy or lot occupancy shall be taken at the ground level and shall be exclusive of courts, yards and light wells.
- b. Courts, yards and light wells shall be measured clear of all projections from the walls enclosing such wells or yards with the exemption of roof leaders, wall copings, sills, or steel fire escapes not exceeding 1.2 meters in width.

SECTION 57. - PERCENTAGE OF SITE OCCUPANCY. -

a. Maximum site occupancy shall be govern by the use, type of construction, and height of the building and the use, area, nature, and location of the site; and subject to the provisions of the local zoning requirements and in accordance with the rules and regulations promulgated by the Building Official.

- b. The following provisions on parking and loading space requirement shall be observed:
 - 1. The parking space rating listed below is minimum off-street requirements for specific uses/ occupancies for building/structures.
 - 1.1. The of an average automobile parking lot shall be computed at 2.4 meters by 5.00 meters for perpendicular or diagonal parking, at 2.00 meters by 6.00 meters for parallel parking. A truck or bus parking/loading slot shall be computed at the minimum or 3.60 meters by 12.00 meters. The parking lot shall be drawn to scale and the total number of which shall be indicated on the plans and specified whether of not parking accommodations, are attendant managed. (See Section 2 for the computation of parking requirements).
 - 1.2. Low income single detached living Pooled parking at 1 units in housing areas with slot/10 living units individual lots more than 100 sq. m. 1.3. Multi-family living units regardless of number of storeys with an average living unit floor area of: a) Up to 50 sq. m. 1 slot/8 living units b) Above 50 sq. m. to 100 sq. m. 1 slot/4 living units c) More than 100 sq. m. 1 slot/ dining unit 1.4.Hotels 1 slot 10 rooms 1.5. Residential hotels and apartels 1 slot/5 unit 1.6. Motels 1 slot/ unit 1 slot/100 sg. m. of 1.7. Neighborhood shopping center shopping floor area 1 slot/150 sq. m. of 1.8. Markets shopping floor area 1.9. Restaurants, fastfood centers, bars 1 slot/30 sq. m. of and beer houses customer area 1.10.Nightclubs, supper clubs and 1 slot/20 sq. m. of theater-restaurants (see Section customer area 1.20) 1.11.Office buildings 1 slot/125 sq. m. of gross floor area 1.12.Pension/boarding/ lodging houses 1 slot/20 beds 1.13.Other building in 1 slot/125 sq. m. of gross business/commercial zones floor area 1.14. Public assembly buildings such as 1 slot/50 sq. m. of theaters, cinemas, auditoria, stadia, spectator area etc. 1.15.Places or worship and funeral 1 slot/50 sq. m. of congregation area parlors 1.16.Schools 1.16.1. Elementary, secondary, 1 slot/10 classroom vocational and trade schools 1.16.2. Colleges and universities 1 slot/5 classroom 1.17. Hospitals 1 slot/25 beds
 - 1.18. Recreational facilities
 - 1.18.1.Bowling alleys1 slot/4 alleys

1.18.3. Clubhouses, beach

houses and the like

1 slot/50 sq. m. of gross floor area 1 slot/100 sq. m. of gross floor area 1 car slot/1,000 sq. m. of gross floor area

1.19. Factories, manufacturing establishments, mercantile buildings, warehouses and storage bins

1.20. Tourist bus parking areas

2 bus slots/hotel or theater restaurant

2. Parking Requirement Computation

The street-off parking requirement rating may be reduced in accordance with any or all of the following applicable conditions, provided such conditions are permanent:

- 2.1. Only off-street service and loading bay requirements are to be provided if the area where the building/structure to be erected is designated as a pedestrian-dominated zone.
- 2.2. In mixed occupancies, the parking requirements shall be the sum of 100% of the dominant 50% of each of the non-dominant uses.
- 2.3. Fifty percent of all available on-street parking slots along road fronting the property lines, whether police controlled, maybe included in computing parking requirements of individual buildings/structures located thereat.
- 2.4. In areas where adequate public parking lots/multi-floor parking garages are available within 200 meters of the proposed buildings/structures, only 20 of parking requirements may be provided within the premises.
- 2.5. In computing for parking slots, a fraction of 0.5 and above shall be considered as one slot. In all cases however, a minimum of 1 parking slot shall be provided except in cases falling under Sections 1.2 and 1.3.

SECTION 58. - SIZE AND DIMENSIONS OF COURTS. -

- a. Minimum size of courts and their least dimensions shall be governed by the use, type of construction, and height as provided in the rules and regulations promulgated by the Building Official, provided that the minimum horizontal dimension of courts shall be not less than 2.00 meters.
- b. All inner courts shall be connected to a street or yard, either by passageway with a minimum width of 1.20 meters measured from the floor to the ceiling; Provided that for buildings of more than one storey, the minimum ceiling height of the first storey shall be 2.70 meters and that for the second storey 2.40 meters and succeedin0g storey shall have an unobstructed typical head-room clearance of not less than 2.10 meters above the finished floor. Above stated rooms with natural ventilation shall have ceiling heights not less than 2.70 meters.
- c. Mezzanine floors shall have a clear ceiling height not less than 1.80 meters above and below it.

SECTION 59. - SIZE AND DIMENSION OF ROOMS. -

a. Minimum sizes of rooms and their least horizontal dimensions shall be as follows:

- 1. Rooms for Human Habitations- 6.00 square meters with a least dimension of 2.00 meters;
- 2. Kitchens- 3.00 square meters with a least dimension of 1.50 meters;
- 3. Bath and toildet-1.20 square meters with a least dimension of 0.90 meters

SECTION 60. - AIR SPACE REQUIREMENTS IN DETERMINING THE SIZE OF ROOMS. -

- a. Minimum air space shall be provided as follows:
 - 1. School Rooms- 3.00 cubic meters with 1.00 square meter of floor area per person;
 - 2. Workshop, Factories, and Offices-12.00 cubic meters of air space per person;
 - 3. Habitable rooms-14.00 cubic meters of air space per person.

SECTION 61. - WINDOW OPENINGS. -

a. Every room intended for any use, not provided with artificial ventilation system as herein specified in this Code, shall be provided with a window or windows with a total free area of openings equal to at least ten percent of the floor area of the room, and such window shall open directly to a court yard, public street or alley, or open water courses.

SECTION 62. - VENT SHAFTS. -

- a. Ventilation or vent shafts shall have a horizontal cross-sectional area of not less than 0.10 square meters. No vent shaft shall have its least dimension less than 600 millimeters.
- b. Skylights Unless open to the outer air at the top for its full area, vent shaft shall be covered by a skylight having a net free area or fixed louver openings equal to the maximum required shaft area.
- c. Air ducts shall open to a street or court by a horizontal duct or intake at a point below the lowest window opening. Such duct or intake shall have a minimum unobstructed cross-sectional area of not less than 0.30 square meter with a minimum dimension of 300 millimeters. The openings to the duct or intake shall be not less than 300 millimeters above the bottom of the shaft and the street surface or level of court, at the respective ends of the duct or intake.

SECTION 63. - VENTILATION SKYLIGHTS. - Skylights shall have a glass area of not less than that required for the windows that are replaced. They shall be equipped with a movable sashes or louvers with an aggregate net free area of not less than that required for openable parts of the window that are replaced or provided with approved artificial ventilation of equivalent effectiveness.

SECTION 64. - ARTIFICIAL VENTILATION. -

- a. Rooms or spaces housing industrial or heating equipment shall be provided with artificial means of ventilation to prevent excessive accumulation of hot and/or polluted air.
- b. Whenever artificial ventilation is required, the equipment shall be designed and constructed to meet the following minimum requirements in air changes:
 - 1. For rooms entirely above grade and used for office, clerical, or administrative purposes, or as stores, sales rooms, restaurants, markets, factories, workshops,

or machinery rooms, not less than three changes of air per hour shall be provided.

- 2. For rooms entirely above grade and used as bakeries, hotel or restaurant kitchens, laundries other than accessory to dwellings and boiler rooms not less than ten changes of air per hour shall be provided.
- 3. For auditorium and other rooms used for assembly purposes, with seats or other accommodation not less than 0.30 cubic meter of air per minute shall be supplied for each person.
- 4. For wards and dormitories of institutional building not less than 0.45 cubic meter of air per minute shall be supplied for each person accommodation.
- 5. For other rooms or spaces not specifically covered under this section of the code, applicable provisions of the Philippine Mechanical Engineering Code, shall be followed.

TITLE 9 - SANITATION

SECTION 65. - GENERAL REQUIREMENTS. - Subject to the provisions of Book II of the Civil Code of the Philippines on Property, Ownership, and its Modification, 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, storm water drainage, pest and vermin control, noise abatement device, and such other measures required for the protection and promotion of health of persons occupying the premises and others living nearby.

SECTION 66. - WATER SUPPLY SYSTEM. -

- a. Whenever available, the potable water requirements for a building and used for human habitation shall be supplied from existing municipal or city waterworks system.
- b. The quality of drinking water from meteoric, surface or underground sources shall conform to the criteria set in the latest approved National Standards for Drinking Water.
- c. The design, construction and operation of deep wells for the abstraction of groundwater shall be subject to the provisions of the Water Code of the Philippines.
- d. The design, construction and operation of independent waterworks systems of private housing subdivisions or industrial estates shall be governed by existing laws relating to local waterworks system.
- e. The water piping installation inside buildings and premises shall conform to the provisions of National Plumbing Code of the Philippines.

SECTION 67. - WASTEWATER DISPOSAL SYSTEM. -

- a. Sanitary sewage from buildings and neutralized or pre-treated industrial wastewater shall be discharged directly into the nearest street sanitary sewer of existing municipal or city sanitary sewerage in accordance with the criteria set by the Code on Sanitation and the National Pollution Control Commission.
- b. All the buildings located in areas where there are no available sanitary sewerage systems shall dispose their sewage "Imhoff" or septic tank and subsurface absorption field.
- c. Sanitary and industrial plumbing installations inside buildings and premises shall conform to the provisions of the National Plumbing Code.

SECTION 68. - STORM DRAINAGE SYSTEM. -

- a. Rainwater shall not discharge to the sanitary sewer system.
- b. Adequate provisions shall be made to drain low areas in building and their premises.
SECTION 69. - PEST AND VERMIN CONTROL. -

- a. All buildings with hollow and/or wood construction shall be provided with rat proofing.
- b. Garage bins and receptacles shall be provided with ready means for cleaning and with positive protection against entry of pest and vermin.
- c. Dining rooms for public use without artificial ventilation shall be properly screened

SECTION 70. - NOISE AND POLLUTION CONTROL. - Industrial establishments shall be provided with positive noise abatement devices to tone down the noise level of equipment and machineries to acceptable limits set down by the Department of Labor and National Pollution Control Commission.

SECTION 71. - PIPE MATERIALS. - All pipe materials to be used on buildings shall conform to the standards specification of the Philippine Standard Council.

TITLE 10 - BUILDING PROJECTION OVER PUBLIC STREETS

SECTION 72. - GENERAL REQUIREMENTS. -

- a. No part of any building or structure or any of its appendages shall project beyond the property line of the building site, except as provided in this Code.
- b. The projection of any structure or appendage over a public property shall be the distance measured horizontally from the property line to the outermost point of the projection.

SECTION 73. - PROJECTION INTO ALLEYS AND STREETS. -

- a. No part, any structure, or its appendage shall project into any alley or street, national road or public highway except as provided in this Code.
- b. Footings located at least 2.40 meters below grade along national roads or public highway may project not more than 300 millimeters beyond the property line.
- c. Foundations may be permitted to encroach into public sidewalk areas to a width not exceeding 500 millimeters; provided that the top of said foundations is not less than 600 millimeters below the established grade; and provided further, that said projection does not obstruct any existing utility such as power, communication, gas water, or sewer lines, unless the owner concerned shall pay the corresponding entities for the rerouting of parts of the affected utilities.

SECTION 74. - PROJECTION OF BALCONIES AND APPENDAGES OVER STREETS.

- a. The extent of any projection over an alley or street shall be uniform within a block and shall conform to the limitations set forth in Table 1003-A; Projection of Balconies and Appendages (Annex B-2).
- b. The clearance between the established grade of the street and/or sidewalk and the lowest under-surface of any part of the balcony shall not be less than 3.00 meters.

SECTION 75. – ARCADES. -

a. Whenever required by existing building and zoning regulations, arcades shall be constructed on sidewalk of streets. The width of the arcade and its height shall be uniform throughout the street, provided, that in no case, shall an arcade be less than 3.00 meters above the established sidewalk grade.

SECTION 76. - CANOPIES (MARQUEES). -

- a. Definition: A canopy or marquee is a permanent roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk. This includes any object or decoration attached thereto.
- b. Projection and clearance. The horizontal clearance between the outermost edge of the marquee and the curb line shall not be less than 300 millimeters. The vertical clearance between the pavement or ground line and the under-surface of any part of the marquee shall not be less than 3.00 meters.
- c. Construction. A marquee shall be constructed of incombustible material or materials of not less than two-hours fire resistive construction. It shall be with necessary drainage facility.
- d. Location. Every marquee shall be so located as not to interfere with the operation of any exterior standpipe connection or to obstruct the clear passage from stairway exits from the building or the installation or maintenance of electroliers.

SECTION 77. - MOVABLE AWNINGS OR HOODS. -

- a. Definition. An awning is a movable supported entirely from the exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.
- b. Clearance. The horizontal clearance between the awning and the curb line shall not be less than 300 millimeters. The vertical clearance between the undermost surface of the awning and the pavement or ground line shall be not less than 2.40 meters. Collapsible awnings shall be so designated that they shall not block a required exit when collapsed or folded.

SECTION 78. - DOORS, WINDOWS, AND THE LIKE. -

Doors, windows, and the like less than 2.40 meters above the pavement or groundline shall not, when fully opened or upon opening, project beyond the property line except fire exit doors.

SECTION 79. - CORNER BUILDINGS WITH CHAFLANS. -

- a. Every corner building or solid fence on a public street or alleys less than 3.60 meters in width shall be truncated at the corner. The face of the triangle so formed shall be at the right angle to the bisector of the angle of the intersection of the street lines; provided, that in no case, the Building Official shall determine the size and form of the chaflan.
- b. If the building is arcaded, no chaflan is required notwithstanding the width of the public street or alley, less than 12.00 meters.

TITLE 11 - PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION

SECTION 80. - GENERAL REQUIREMENTS. -

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

SECTION 81. - STORAGE IN PUBLIC PROPERTY. -

Materials and equipment necessary for work to be done under 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 man whole and shall not interfere with any drainage of any street or alley gutter.

SECTION 82. - MIXING MORTAR ON PUBLIC PROPERTY. -

The mixing of mortar, concrete, or similar materials on Public Street shall not be allowed.

SECTION 83. - PROTECTION OF UTILITIES. -

All public or private utilities above or below the ground shall be protected from any damage by work being done under the permit. The protection shall be maintained while such work is being done and shall not obstruct the normal functioning of such utility.

SECTION 84. - 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 site during construction or demolition, a temporary walkway of not less than 1.20 meters wide shall be provided.
- b. The walkway shall be capable of supporting a uniform live load of 650 kilograms per square meter. A durable wearing surface shall be provided throughout the construction period.

SECTION 85. - PEDESTRIAN PROTECTION. -

- a. Protection Required. Pedestrian traffic shall be protected by a railing on the street side when the walkway extends into the roadway, by a railing when adjacent to excavations, and such as set forth in Table 1106-A: Type of Protection Required for Pedestrians (Annex B-2).
- b. Railings Adequate railings when required shall be built substantially strong and should be at least 1.00 in height.
- c. Fences Fences shall be built of an approved material, not less than 2.40 meters in height above grade, and be placed on the side of the walkway nearest to the building

site. Fences shall enclose entirely the building site. Openings in such fences shall be provided with doors which shall be kept closed at all times.

d. Canopies - The protective canopy shall have a clear height of 2.40 meters above the railway, and shall be structurally safe. Every canopy shall have a solid fence built along its entire length on the construction side. If materials are stored or work is done on top of the canopy, the edge along the street shall be protected by a light curb board not less than 300 millimeters high and railing not less than 1.00 meter high shall be provided. The entire structure shall be designed to carry the loads imposed upon it: Provided, that the live load shall be not less than 600 kilograms per square meter.

SECTION 86. - MAINTENANCE AND REMOVAL OF PROTECTIVE DEVICES. -

- a. Maintenance. All protective devices shall be properly maintained in place and kept in good order for the entire length of time pedestrians may be endangered.
- b. Removal. Every protective fence or canopy shall be removed within 30 days after such protection is no longer required as determined by the Building Official.

SECTION 87. - DEMOLITION. -

- a. The work of demolishing any building should not be commenced until all the necessary pedestrian protective structures are in place.
- b. The Building Official may require the permitte to submit plans, specifications and complete schedule of demolition. When so required, no work shall be done until such plans; specifications and schedule are approved by the Building Official.

TITLE 12 - GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS

SECTION 88. - GENERAL 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.

All other matters relative to the structural design of all buildings and other structures not provided for in this Title shall conform with the provisions of the National Structural Code of Buildings, as adopted and promulgated by the Board of Civil Engineering pursuant to Republic Act Number 544, as amended, otherwise known as the "Civil Engineering Law".

SECTION 89. - EXCAVATION, FOUNDATION, AND RETAINING WALLS. -

- a. Subject to the provisions of Articles 684 to 686 of the Civil Code of the Philippines on lateral and subjacent support, the design and quality of materials used structurally in excavation, and in foundations shall conform to accepted engineering practice.
- b. Excavation and Fills
 - 1. Excavations or fills for buildings and structures shall be constructed or protected that they do not endanger life or property.

- 2. Whenever the depth of excavation for any construction is such that the lateral and subjacent support of the adjoining property or existing structure thereon would be affected in a manner that the stability or safety of the same is endangered, the person undertaking or causing the excavation to be undertaken shall be responsible for the expenses of underpinning or extending the foundation or footings of the aforementioned property or structure.
- 3. Excavation and other similar disturbances made on public property shall, unless otherwise excluded by the Building Official, be restored immediately to its former condition within 48 hours from the start of such excavation and disturbances by whoever caused such excavation or disturbance.
- c. Footings, Foundations, and Retaining Walls
 - Footings and foundation shall be of the appropriate type, of adequate size, and capacity in order to safely sustain the superimposed loads under seismic or any condition of external forces that may affect the safety or stability of the structure. It shall be the responsibility of the architect and/or engineer to adopt the type and design in accordance with the standards set forth by the Building Official.
 - 2. Whenever or wherever there exist in the site of the construction an abrupt change in the ground levels of the foundation such that instability of the soil could result, retaining walls shall be provided and as such shall be of adequate design and type of construction as prescribed by the Building Official.

SECTION 90. - VENEER. -

- a. Definition. Veneer is a non-structural facing of bricks, concrete, tile, metal, plastic, glass or other similar approved materials attached to a backing or structural components of the building for the purpose of ornamentation, protection, or enclosure that may be adhered, integrated, or anchored either on the interior or exterior of the building or structure.
- b. Design requirements. The design of all veneer shall comply with the following:
 - 1. Veneer shall support no load other than its own weight and vertical dead load of veneer immediately above.
 - 2. Surfaces to which veneer is attached shall be designed to support the additional vertical and lateral loads imposed by the veneer.
 - 3. Consideration shall be given to differential movements of the supports including those caused by temperature changes, shrinkage, creep, and deflection.
 - 4. Adhered veneer and its backing shall be designed to have a bond to the supporting elements sufficient to withstand shearing stresses due to their weights including seismic effects on the total assemblage.
 - 5. Anchored veneer and its attachment shall be designed to resist horizontal forces equal to twice the weight of the veneer.

6. Anchors, supports, and ties shall be non-combustible and corrosion resistant.

SECTION 91. - ENCLOSURE OF VERTICAL OPENINGS. -

- a. General. Vertical openings shall be enclosed depending upon the fire-resistive requirements of a particular type of construction as set forth in this Code.
- b. Elevator enclosures. Walls and partitions enclosing elevators and escalators shall be not less than the fire-resistive construction required under the Types of Construction. Enclosing walls of elevator shafts may consist of wire glass set in metal frames of the entrance side only. Elevator shafts extending to more than two storey shall be equipped with an approved means of adequate ventilation to and through the main roof of the building: Provided, that in those buildings Groups F and G Occupancies equipped with automatic fire-extinguishing systems throughout, enclosures shall not be required for escalators: Provided further, that the top of the escalator opening at each storey shall extend from the ceiling downward at least 300 millimeters or all oils. Automatic sprinklers shall be provided around the perimeter of the opening and within 600 millimeters of the draft curtain. The distance between the sprinklers shall not exceed 1.80 meters center-to-center.
- c. Other vertical openings. All shafts, ducts, chutes, and other vertical opening not covered in paragraph (b) above shall have enclosing walls conforming to the requirements specified under the type of construction of the building in which they are located. In other than Group A Occupancies rubbish and linen chutes shall terminate in rooms separated from the remainder of the building by a one-hour fire-resistive Occupancy Separation. Openings into the chutes shall not be located in required exit corridors or stairways.
- d. Air ducts. Air ducts passing through a floor shall be enclosed in a shaft. The shaft shall be as required in this Code for vertical openings. Dampers shall be installed where ducts pierce the shaft enclosure walls. Air ducts in Group A Occupancies need not be enclosed in a shaft if conforming to the mechanical provisions of this Code.

SECTION 92. - FLOOR CONSTRUCTION. -

- a. Floor shall be of such materials and construction as specified under Title 5- Fire Zones and Fire-resistive Standards and under Title 6- Type of Construction.
- b. All floors shall be so framed and secured into the framework and supporting walls as to form an integral part of the whole building.
- c. Types of floor construction used shall provide means to keep the beam and girders from lateral buckling.

SECTION 93. - ROOF CONSTRUCTION AND COVERING. -

- a. Roofing Covering Roof Covering for all buildings shall be either fire-retardant or ordinary depending upon the fire-resistive requirements of the particular type of construction. The use of combustible roof insulation shall be permitted in all types of construction provided it is covered with approved roof covering applied directly hereto.
- b. Roof Trusses All roofs shall be so framed and tied to the framework and supporting walls so as to form an integral part of the whole building. Roof trusses shall have all joints well fitted and shall have all tensions members well tightened before any load is placed under the truss. Diagonal and sway bracing shall be used to brace all roof

trusses. The allowable working stresses of materials in trusses shall conform to this Code. Camber shall be provided to prevent sagging.

- c. Attics
 - Access. An attic access opening shall be provided in the ceiling of the top floor of the building with a combustible ceiling or roof construction. The opening shall be located in a corridor or hallway of buildings of three or more storeys in height, and readily accessible in building of any height. An opening shall not be less than 600 millimeters in diameter. The minimum clear headroom of 800 millimeter shall be provided above the access opening. For ladder requirements, refer to the Philippine Mechanical Engineering Code.
 - 2. Area Separation Enclosed attic spaces of combustible construction shall be divided into horizontal areas not exceeding 250 square meters by fire-resistive partitions extending from the ceiling to the roof. Except, that where the entire attic is equipped with approved automatic fire-extinguishing system, the attic space may be divided into areas not to exceed 750 square meters. Openings in the partitions shall be protected by self-closing doors.
 - 3. Draft Stops Regardless of the type of construction, draft stops shall be installed in trusses roofs, between roof and bottom chords or trusses, in all buildings exceeding 2,000 square meters. Draft stops shall be constructed as for attic area separations.
 - 4. Ventilation Enclosed attics including rafter spaces formed where ceilings are applied direct to the underside or roof rafters, shall be provided with adequate ventilation protected against the entrance of rain.
- d. Roof Drainage Systems
 - 1. Roof Drains Roof drains shall be installed at low points of the roof and shall be adequate in size to discharge all tributary waters.
 - 2. Overflow Drains and Scuppers Where roof drains are required, adequate overflow drains shall be provided.
 - 3. Concealed Piping Roof drains and overflow drains, when concealed within the construction of the building, shall be installed in accordance with the provisions of the National Plumbing Code.
 - 4. Over Public Property Roof drainage water from a building shall not be permitted to flow over public property, except for Group A and J Occupancies.
 - 5. Flashing Flashing and counter-flashing shall be provided at the juncture of the roof and vertical surfaces.

SECTION 94. - STAIRS, EXITS, AND OCCUPANT LOADS. -

- a. General The construction of stairs and exits shall conform to the occupant load requirements of the buildings reviewing stands, bleachers and grandstands.
 - 1. Determination of the Occupant Loads The occupant load permitted in any building or portion thereof shall be determined by dividing the floor area assigned to that use by the unit area allowed per occupant as determined by the Building Official.

- 2. Exit Requirements Exit requirements of the building or portion thereof used for different purposes shall be determined by the occupant load which gives the largest number of persons. No obstruction shall be placed in the required width of an exit except projections permitted by this Code.
- 3. Posting or Room Capacity Any room having an occupant load of more than 50 where fixed seats are not installed, and which is used for classrooms, assembly or similar purpose shall have the capacity of room posted in a conspicuous place near the main exit from the room.
- 4. Changes in Elevation Except in Group A Occupancies, changes in floor elevation of less than 300 millimeters any exit serving a tributary occupant load of ten or more shall be by means of ramps.
- b. Exits
 - 1. Number of exits Every building or usable portion thereof shall have at least one exit. In all occupancies, floors above the first storey having an occupant load of more than ten shall not have less than two exits. Each mezzanine floor used for other than storage purposes, if greater in area than 185 square meters or more than 18.00 meters in any dimension, shall have at least two stairways to the adjacent floor. Every storey or portion thereof, having an occupant load of 500 to 999 shall have at least three exits. Every storey or portion thereof having as occupant load of 1,000 or more shall have at least four (4) exits. The number of exits required from any storey of a building shall be determined by using the occupant loads of floors which exit through the level under consideration as follows: 50 percent of the occupant load in the first adjacent storey above (and the first adjacent storey below when a storey below exits through the level under consideration) and 25 percent of the occupant load in the storey immediately beyond the first adjacent storey. The Maximum number of exits required for any storey shall be maintained until egress is provided from the structures. For purposes of this Section, basement or cellars and occupied roofs shall be provided with exits as required for storeys. Floors above the second storey, basement and cellars used for other than service of the building shall not have less than two exits.
 - 2. Width The total width of exits in meters shall not be less than the total occupant load served divided by 165. Such width of exits shall be divided approximately equally among the separate exits. The total exit width required from any storey of a building shall be determined by using the occupant load of that storey plus the percentage of the occupant loads of floors which exits through the level under consideration as follows: fifty (50) percent of the occupant load in the first adjacent storey above (and the first adjacent storey below exits through the level under consideration) and twenty (20) percent of the occupant load in the storey immediately beyond the first adjacent storey. The maximum exit width from any storey of the building shall be maintained.
 - 3. Arrangement of Exits If only two exits are required they shall be placed a distance apart to no less than on-fifth of the perimeter of the area served measured in a straight line between exits. Where three or more exits are required they shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.
 - 4. Distance to exits No point in building without a sprinkler system shall be more than 45.00 meters from an exterior exit door, a horizontal exit, exit

passageway, or an enclosed stairway, measured along the line of travel. In a building equipped with a complete automatic fire extinguishing system the distance from the exits may be increased to 60.00 meters.

- c. Doors The provisions herein shall apply to every exit door serving an area having an occupant load of more than 10 or serving hazardous rooms or areas.
 - 1. Swing Exit door shall swing in the direction of exit travel when serving any hazardous areas or when serving an occupant load of 50 or more. Double acting doors shall not be used as exits serving a tributary occupant load or more than 100; nor shall they be used as part of the fire assembly, nor equipped with panic hardware. A double acting door shall be provided with a view panel of not less than 1.300 square centimeters.
 - 2. Type the Lock or Latch Exit door shall be openable from the inside without the use of a key or any special knowledge or effort: Except, that this requirement shall not apply to exterior exit doors in a Group E or F Occupancy if there is a conspicuous, readily visible and durable sign on or adjacent to the door, stating that the door is to remain unlocked during business hours. The locking devise must be of a type that will readily be distinguishable as locked. Flush bolts or surface bolts are prohibited.
 - 3. Width and Height Every required exit doorway shall be of a size as to permit that the installation of a door not less than 900 millimeters in width and not less than 2.00 meters in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 700 millimeters. In computing the required exit width, the net dimension of the exit way shall be used.
 - 4. Doors Leaf Width No leaf of an exit door shall exceed 1.20 meters in width.
 - 5. Special Doors Revolving, sliding, and overhead doors shall not be used as required exits.
 - 6. Egress from Door Every required exit door shall give immediate access to an approved means of egress from the building.
 - 7. Change in Floor Level at Doors Regardless of the occupant load there shall be a floor or landing on each side of an exit door. The floor or landing shall be leveled with, or not more than 50 millimeters lower than the threshold of the doorway: Except, that in Group A and B Occupancies, a door may open on the top step of a flight of stairs or an exterior landing provided the door does not swing over the top step or exterior landing and the landing is not more than 200 millimeters below the floor level.
 - 8. Door Identification Glass doors shall conform to the requirements in Section 1805. Other exit doors shall be so marked that they are readily distinguishable from the adjacent construction.
 - 9. Additional Doors When additional doors are provided for egress purposes, they shall conform to all provisions in the following cases: Approved revolving doors having leaves which will collapse under opposing pressures may be used in exit situations; provided; that such doors have a minimum width of 2.00 meters or they are not used in occupancies where exits are required to be

equipped with panic hardware or at least one conforming exit door is located adjacent to each revolving doors installed in a building and the revolving door shall not be considered to provide any exit width.

- d. Corridors and Exterior Exit Balconies The provisions herein shall apply to every corridor and exterior exit balcony serving as required exit for an occupant load of more than ten.
 - 1. Width Every corridor or exit balcony shall not be less than 1.10 meters in width.
 - 2. Projections The required width of corridors and exterior exit balconies shall be unobstructed: Except, that trim handrails, and doors when fully opened shall not reduce the required width by more than 300 millimeters. Doors in any position shall not reduce the required width of the corridor by more than one-half.
 - 3. Access to Exits When more than one exit is required they shall be so arranged to allow going to either direction from any point of the corridor or exterior exit balcony to a separate exit, except for dead ends permitted by this Code.
 - 4. Dead Ends Corridors and exterior exit balconies with dead ends are permitted when the dead end does not exceed 6.00 meters in length.
 - 5. Construction Walls and ceilings of corridors shall not be less than one-hour fire-resistive construction. Provided, that this requirements shall not apply to exterior exit balconies, railing, and corridors of one-storey building housing a Group E and F Occupancy occupied by one tenant only and which serves an occupant load of 30 or less, nor to corridors, formed by temporary partitions. Exterior exit balconies shall not project into an area where protected openings are required.
 - 6. Opening Where corridors walls are required to be one hour fire-resistive construction, every interior door opening shall be protected as set forth in generally recognized and accepted requirements for dual purpose fire exit doors. Other interior openings except ventilation louvers equipped with approved automatic fire shutters shall be 7 millimeters thick fixed wire glass set in steel frames. The total area of all opening other than doors in any portion of an interior corridor wall shall not exceed twenty-five percent of the area of the corridor wall of the room being separated from the corridor.
- e. Stairway. Except stairs or ladders used only to access equipment, every stairway serving any building or portion thereof shall conform to the following requirements:
 - 1. Width Stairways serving an occupant load of more than 50, shall not be less than 1.10 meters. Stairways serving an occupant load of less than ten may be 750 millimeters. Trim and handrails shall not reduce the required width by more than 100 millimeters.
 - Rise and Run The rise of every step in a stairway shall not exceed 200 millimeters and the run shall not be less 250 millimeters. The maximum variations in the height of risers and the width of treads in any one flight shall be 5 millimeters; Except, in case of private stairways serving an occupant load

of less 10, the rise may be 200 millimeters and the run by 250 millimeters, except as provided in sub-paragraph (3) below.

- 3. Winding Stairways In Group A Occupancy and in private stairways in Group B Occupancies, winders may be used if the required width of run is provided at a point not more than 300 millimeters from the side of the stairway where the treads are narrower but in no case shall any width of run be less than 150 millimeters at any point.
- 4. Circular Stairways Circular stairs may be used as an exit provided the minimum width of run is not less than 250 millimeters. All treads in any flight between landings shall have identical dimensions within a 5 millimeters tolerance.
- 5. Landings Every landing shall have a dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 1.20 meters when the stairs has a straight run. Landings when provided shall not be reduced in width by more than 100 millimeters by a door when fully open.
- 6. Basement Stairway When a basement stairway and a stairway to an upper storey terminate in same exit enclosure, an approved barrier shall be provided to prevent persons from continuing on the basements. Directional exit signs shall be provided as specified in this Code.
- 7. Distance Between Landings There shall be not more than 3.60 meters vertical distance between landings.
- 8. Handrails Stairways shall have handrails on each side and every stairway required to be more than 3.00 meters in width shall be provided with not less than one intermediate handrail for each 3.00 meters of required width. Intermediate handrails shall be spaced approximately equal within the entire width of the stairway. Handrails shall be shall be placed not less than 800 millimeters nor more than 900 millimeters above the nosing of treads, and ends of handrails shall be returned or shall terminate in newel post or safety terminals: Except, in the following cases: Stairways 1.10 meters or less in width and stairways serving one individual dwelling unit in Group A or B Occupancies may have one handrail. Except that such stairway, open on one or both, sides shall have handrails provided on the open side or sides: or stairways having less than four risers need not have handrails.
- 9. Exterior Stairway Protection All opening in the exterior wall below or within 3.00 meters, measured horizontally, of an exterior exit stairway serving a building over two storeys in height shall be protected by a self-closing fire assembly having a three-fourths hour fire-resistive rating: Except, that openings may be unprotected when two separated exterior stairways serve and exterior exit balcony.
- 10.a)Stairway Construction-Interior Interior stairways shall be constructed as specified in this Code. Where there is enclosed usable space under the stairs, the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire-resistive construction.
- 10.b)Stairway Construction-Exterior Exterior stairways shall be on incombustible material: Except, that on Type III building which do not exceed two storeys in

height, which are located in less fire-resistive Fire Zones, as well as on Type I buildings which may be of wood not less than 50 millimeters in nominal thickness. Exterior stairs shall be protected as required for exterior walls due to location of property as specified in this Code. Exterior stairways shall not project into an area where openings are required to be protected. Where there is enclosed usable space under stairs, the walls and soffits of the enclosed space shall be protected on the enclosed side as required for one-hour fire-resistive construction.

- 11. Stairway to Roof In every building four or more storeys in height, one stairway shall extend to the roof unless the roof has C slope greater than 1 in 3.
- 12. Headroom Every required stairway shall have a headroom clearance of not less than 2.00 meters. Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the soffits above all points.
- f. Ramps A ramp conforming to the provisions of this Code may be used as an exit. The width of ramps shall be used as required for corridors.
- g. Horizontal Exit If conforming to the provisions of this Code, a horizontal exit may be considered as the required exit. All openings in a separation wall shall be protected by a fire assembly having a fire-resistive rating of not less than one hour. A horizontal exit shall not lead into a floor area having a capacity for an occupant load not less than the occupant load served by such exit. The capacity shall be determined by allowing 0.30 square meter of net floor area ambulatory occupant and 1.90 square meters per non-ambulatory occupant. The dispersal area which the horizontal exit leads shall be provided with exits as provided by this Code.
- h. Exit Enclosures Every interior stairway, ramp, or escalator shall be enclosed as specified in this Code: Except, that in other than Group D Occupancies, an enclosure will not be required for the stairway, ramp or escalator serving only one adjacent floor and not connected with corridors or stairways serving other floors. Stairs in Group A Occupancies need not be enclosed.
 - 1. Enclosure wall shall not be less than two-hour fire resistive construction There shall be no exit enclosures except exit doorways and openings in exterior walls. All exit doors in an exit enclosure shall be appropriately protected.
 - Stairways and ramp enclosures shall include landings and parts of floors connecting stairway flights and shall include a corridor on the ground floor leading from the stairway to the exterior of the building. Enclosed corridors or passageway to the exterior building. Enclosed corridors or passageways are not required for unenclosed stairways.
 - 3. A stairway in an exit enclosure shall not continue below the grade level exit unless an approved barrier is provided at the ground floor level to prevent persons from accidentally continuing into the basement.
 - 4. There shall be no enclosed usable space under stairways in an exit enclosure, nor shall the open space under such stairways be used for any purpose.
- i. Smokeproof Enclosures A smokeproof enclosure shall consist of a vestibule and a continues stairway enclosed from the highest point to the lowest point by walls of

two-hour fire-resistive construction. In buildings five storeys or more in height, one of the required exits shall be a smokeproof enclosure.

- 1. Stairs in smokeproof enclosure shall be of incombustible construction.
- 2. There shall be no openings in smokeproof enclosures, except exit doorways and openings in exterior walls. There shall be no openings directly into the interior of the building. Access shall be through a vestibule with one wall at least 50 percent open to the exterior and having an exit door from the interior of the building and an exit door leading to the smokeproof enclosure. In lieu of a vestibule, access may be by way of an open exterior balcony of incombustible materials.
- 3. The opening from the building to the vestibule or balcony shall be protected with a self-closing fire assembly having one-hour fire-resistive rating. The opening from the vestibule or balcony to the stair tower shall be protected by a self-closing fire assembly having a one-hour fire-resistive rating.
- 4. A smokeproof enclosure shall exit into a public way or into an exit passageway leading to a public way. The exit passageway shall be without other openings and shall have walls, floors, and ceilings of two-hour fire-resistance.
- 5. A stairway in a smokeproof enclosure shall not continue below the grade level exit unless an approved barrier is provided at a ground floor level to prevent persons from accidentally walking into the basement.
- j. Exit Outlets, Courts, and Passageways. Every exit shall discharge into a public way, exit court, or exit passageway. Passageways shall be without openings other than required exits and shall have walls, floors, and ceilings of the same period of fire-resistance as the walls, floors and ceiling of the building but shall not be less than one-hour fire-resistive construction.
 - 1. Width Every exit court and exit passageways shall be at least as wide as the required total width of the tributary exits, such required width being based on the occupant load served. The required width of existing courts or exits passageways shall be unobstructed except as permitted in corridors. At any point where the width of an exit court is reduced from any cause, the reduction in width shall be affected gradually by guardrail of at least 900 millimeters in height. The guardrail shall make an angle of not more than 30 degrees with the axis of the exit court.
 - 2. Slope The slope of exit courts shall not exceed 1 in 10. The slope of the exit passageway shall not exceed 1 in 8.
 - 3. Number of Exits Every exit shall be provided with exits as required in this Code.
 - 4. Openings All openings into an exit court less than 3.00 meters wide shall be protected by fire assemblies having not less than three-fourths hour fire-resistive rating. Except, that openings more than 3.00 meters above the floor of the exit court may be unprotected.
- k. Exit Signs and Illuminations. Exits shall be illuminated at any time the building is occupied with lights having an intensity of not less than 10.7 lux at floor level: Except,

that for Group a Occupancies, the exit illumination shall be provided with separate circuits or separated sources of power (but not necessarily separate from exit signs when these are required for exit sign illumination).

- 1. Aisles Every portion of every building in which are installed seats, tables, merchandise, equipment, or similar materials shall be provided with aisles leading to an exit.
- 2. Width Every aisle shall be not less than 800 millimeters wide if serving only one side, and not less than 1 meter wide if serving both sides. Such minimum width shall be measured at the point furthest from an exit, cross aisle, or foyer and shall be increased by 30 millimeters for every meter in length towards the exit, cross aisle or foyer.
- 3. Exit Distance In areas occupied by seats and in Groups H and I Occupancies without seats, the line of travel to an exit door by an aisle shall be not more than 45.00 meters. With standard spacing as specified in this Code, aisles shall be so located that there will be more than seven seats between the wall and the aisle and not more than fourteen seats between aisles. The number of seats between aisles may be increased to 30 where exit doors are provided along each side aisle of the row of seats at the rate of one pair of exit doors for every five rows of seats, provided further, that the distance between seats back to back is at least one meter. Such exit doors shall provide a minimum clear width of 1.70 meters.
- 4. Cross Aisles. Aisles shall terminate in a cross, foyer, or exit. The width of the cross aisle shall be not less than the sum of the required width of the widest aisle plus fifty percent of the total required width of the remaining aisle leading thereto. In Groups C, H and E Occupancies, aisles shall not be provided a dead and greater than 6.00 meters in length.
- 5. Vomitories Vomitories connecting the foyer or main exit with the cross aisles shall have a total width not less than the sum of the required width of the widest aisles leading thereto plus fifty percent of the total required width of the remaining aisles leading thereto.
- 6. Slope. The slope portion of aisle shall not exceed a fall of 1 in 8.
- I. Seats.
 - Seat Spacing. With standard seating, the spacing of rows of seats from backto-back shall be not less than 840 millimeters. With continental seating, the spacing of rows of unoccupied seats shall be provided a clear width measured horizontally, as follows: 450 millimeters clear for rows of 18 seats or less; 500 millimeters clear for rows of 35 seats or less; and 525 millimeters clear for rows of 45 seats or less; and 550 millimeters clear for rows of 46 seats or more.
 - 2. Width. The width of any seat shall be not less than 450 millimeters.
- m. Reviewing Stands, Grandstand, and Bleachers
 - 1. Height of Stands Stands made of combustible framing shall be limited to 11 rows or 2.70 meters in height.
 - 2. Design Requirements The minimum unit live load reviewing stands, grandstands, and bleachers shall be 500 kilograms per square meter of

horizontal projection for the structure as a whole. Seat and footboards shall be 180 kilograms per liner meter. The sway force, applied to seats, shall be 35 kilograms per linear meter parallel to the seats and 15 kilograms per linear meter perpendicular to the seats. Sway forces need not be applied simultaneously with other lateral forces.

- 3. Spacing of Seats.
 - 3.1.Row Spacing The minimum spacing of rows of seats measured from back-to-back shall be: 600 millimeters for seats without backrest in open air stands; 750 millimeters for seats with backrest; and 850 millimeters for chair seating. There shall be a space of not less than 300 millimeters between the back of each and the front of the seat immediately behind it.
 - 3.2.Rise Between Rows The maximum rise from one row of seats to the next shall not exceed 400 millimeters.
 - 3.3.Seating Capacity For determining the seating capacity of the stand, the width of any seat shall not be less than 450 millimeters nor more than 480 millimeters.
 - 3.4.Number of Seat Between Aisles. The number of seats between any aisle shall not be greater than 15 for open stands with seats without backrest, a far open air stands with seats having backrest and seats without backrest within the buildings and 6 for seats with backrest in buildings.
- 4. Aisles.
 - 4.1.Aisles shall be provided in all stands: Except, that aisles may be omitted when all the following conditions exits: Seats are without backrest; the rise from row to row does not exceed 300 millimeters per row; the number of rows does not exceed 11 in height; the top seating board is not over 3.00 meters above grade; and the first seating board is not more than 500 millimeters above grade.
 - 4.2.No obstruction shall be placed in the required width of any aisle or exit way.
 - 4.3.Stairs Required When an aisle is elevated more than 200 millimeters above grade, the aisle shall be provided with a stairway or ramp whose width is not less than the width of the aisle.
 - 4.4.Dead End. No vertical aisle shall have a dead end more than 16 rows in depth regardless of the number of exits required.
 - 4.5.Width Aisles shall have a minimum width of 1.10 meters.
- 5. Stairs and Ramps The requirements in this Code shall apply to all stairs and ramps except for portion that pass the seating area.
 - 5.1.Stairs Rise and Run. The maximum rise of treads shall not exceed 200 millimeters and the minimum width of the run shall be 280 millimeters. The maximum variation in the width of treads in any one flight shall not be more than 5 millimeters and maximum variation in one height of two adjacent rises not exceed 5 millimeters.

- 5.2.Ramp Slope The slope of the ramp shall not exceed 1 in 8. Ramps shall be roughened or shall be of approved nonslip material.
- 5.3.Handrails A ramp with a slope exceeding 1 in 10 shall handrails. Stairs for stands shall have handrails. Handrails shall conform to the requirements of this Code.
- 6. Guardrails
 - 6.1.Guardrails shall be required in all locations where the top of seat plank is more than 1.20 meters above the grade and at the front of stands elevated more than 600 millimeters above grade. Where only sections are used, guardrails shall be provided as required in this Code.
 - 6.2.Railings shall be 1.10 meters above the rear of a seat plank or 1.10 meters above the rear of the steps in an aisle when the guardrail is parallel and adjacent to the aisle: Except, that the height may be reduced to 900 millimeters for guardrails located in front of the grandstand.
 - 6.3.A midrail shall be placed adjacent to any seat to limit the open distance above the top of any part of the seat to 250 millimeters where the seat is at the extreme end or at the extreme rear of the bleachers or grandstands. The intervening space shall have one additional rail midway in the opening: Except that railings may be omitted when stands are placed directly against a wall or fence giving equivalent protection; stairs and ramps shall be provided with guardrails. Handrails at the front of stands and adjacent to aisle shall be designed to resist a load of 75 kilograms per linear meter applied at the top rail. Other handrails shall be designed to resist a load of 40 kilograms per linear meter.
- 7. Footboards Footboards shall be provided for all rows of seats above the third row or beginning at such point where the seating plank is more than 600 millimeters above grade.
- 8. Exits.
 - 8.1.Distance to Exit. The line of travel to an exit shall not be more than 45.00 meters. For stands with seats without backrest this distance may be measured by direct line from a seat to the exit from the stand.
 - 8.2.Aisle Used as Exit. An aisle may be considered as only one exit unless it is continuous at both ends to a legal building exit or to a safe dispersal area.
 - 8.3. Two Exits Required. A stand with the first seating board not more than 500 millimeters above grade of floor may be considered to have two exits when the bottom of the stand is open at both ends. Every stand or section of a stand within the building shall have at least two means of egress when the stand accommodated more than 50 persons. Every open-air stand having seats without backrest shall have at least two means of egress when the stand accommodated more than 300 persons.
 - 8.4.Three Exits Required Three exits should be required for stands with a building when there are more than 300 occupants within a stand and for

open-air stands without backrest where a stand or section of a stand accommodates more than 1,000 occupants.

- 8.5.Four Exits Required Four exits shall be required when the stand of section of a stand accommodates more than 1,000 occupants: except, that for an open air stand with seats without backrest, four exits need not be provided unless there are accommodations for more than 3,000 occupants.
- 8.6.Width The total width of exits in meters shall be less than the total occupant load served divided by 165: Except, that for open air stands with seats without backrest the total width of exits in meters shall be not less than the total occupant load served divided by 500 when exiting by stairs, and divided by 650 when exiting by ramps or horizontally. When both horizontal and stair are used, the total width of exits shall be determined by using both figures as applicable. No exit shall be less than 1.10 meters in width. Exits shall be located at a reasonable apart. When only two exits are provided, they shall be spaced not less than one-fifth of the perimeter apart.
- 9. Securing Chairs Chairs and benches used on raised stands shall be secured to the platforms upon which they are placed: Except, that when less than 25 chairs are used upon a single raised platform the fastening of seats to the platform may be omitted. When more than 500 loose chairs are used in connection with athletic events, chairs shall be fastened together in groups of not less than three, and shall be tied or staked to the ground.
- 10. Safe Dispersal Area Each safe dispersal area shall have at least two exits. If more than 6,000 persons are to be accommodated within such an area, there shall be a minimum of three exits, and for more than 9,000 persons there shall be a minimum of four exits. The aggregate clear width of exits from a safe dispersal area shall be determined on the basis of not less than one exit unit of 600 millimeters for each 500 persons to be accommodated and no exit shall be less than 1.10 meters in width, a reasonable distance apart but shall be space not less than one-fifth of the perimeter of the area apart from each other
- n. Special Hazards
 - 1. Boiler Rooms Except in Group A Occupancies, every boiler room and every room containing an incinerator or liquefied petroleum gas or liquid fuel-fire equipment shall be provided with at least two means of egress, one of which may be a ladder. All interior openings shall be protected as provided in this Code.
 - 2. Cellulose Nitrate Handling Film laboratories, projection rooms, and nitrocellulose processing rooms shall have not less than two exits.

SECTION 95. - SKYLIGHTS. -

a. All skylights shall be constructed with metal frames except those of Group A and J Occupancies. Frames of skylights shall be designed to carry loads required for roofs. All skylights, the glass of which is set at an angle of less than 45 degrees from horizontal, if located above the first storey, shall be set at least 100 millimeters above the roof. Curbs on which the skylights rest shall be constructed of incombustible materials except for Types I or II Construction.

- b. Spacing between supports in one direction for flat-wired glass in skylights shall not exceed 625 millimeters. Corrugated wired glass may have supports 1.50 meters apart in the direction of the corrugation. All glass in skylights shall be wired glass: Except, that skylights over vertical shafts extending through two or more storeys shall be glazed with plain glass as specified in this Code: Provided, that wired glass may be used in ventilation equal to not less than one-eight the cross-sectional area of the shaft but never less than 1.20 meters provided at the top of such shaft. Any glass shall be protected above and below with a screen constructed of wire not larger than 2.5 millimeters. The screen shall be substantially supported below the glass.
- c. Skylights installed for the use of photographers may be constructed of metal frames and plate glass without wire netting.
- d. Ordinary glass may be used in the roof and skylights for greenhouses, provided, that height of the greenhouses at the ridge does not exceed 6.00 meters above the grade. The use of wood in the frames of skylights will be permitted in greenhouses outside of highly restricted Fire Zones if the height of the skylight does not exceed 6.00 meters above grade, but in other cases metal frames and metal sash bars shall be used.
- e. Glass used for the transmission of light, if placed in floors and sidewalks, shall be supported by metal or reinforced concrete frames, and glass shall not be less than 12.5 millimeters in thickness. Any such glass over 100 square centimeters in area shall have wire mesh embedded in the same or shall be provided with a screen underneath as specified for skylight in this Code. All portions of the floor lights or sidewalk lights shall be of the same strength as required for floor or sidewalk constructions, except in cases where the floor is surrounded by railing not less than 1.10 meters in height in which case the construction shall be calculated for not less than roof loads.

SECTION 96. - PORCHES AND BALCONIES. -

a. Walls and floors in oriel windows shall conform to the construction allowed for exterior walls and floors of the type of construction of the building to which they are attached. The roof covering of an oriel window shall conform to the requirements of the roofing of the main roof. Exterior balconies attached to or supported by wall required to be of masonry, shall have brackets or beams constructed of incombustible materials. Railings shall be provided for balconies, landings, or porches which are more than 750 millimeters above grade.

SECTION 97. - PENTHOUSES AND ROOF STRUCTURES. -

- a. Height. No penthouse or other projection above the roof in structures of other than Type V construction shall exceed 8.40 meters above the roof when used as an enclosure for tanks or for elevators which run to the roof and in all other cases shall not extend more than 3.60 meters in height with the roof.
- b. Area. The aggregate area of all penthouses and other roof structures shall not exceed one-third of the area of the supporting roof.
- c. Prohibited Uses No penthouse, bulkhead, or any other similar projection above the roof shall be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof. A penthouse or bulkhead used for purposes

other than that allowed by this Section shall conform to the requirements of this Code for an additional storey.

- d. Construction Roof structures shall be constructed with walls, floors and roof as required for the main portion of the building except in the following cases:
 - 1. On Types III and IV constructions, the exterior walls and roofs of penthouses which are 1.50 meters or more from an adjacent line may be of one-hour fire-resistive incombustible construction.
 - 2. Walls not less than 1.50 meters from an exterior wall of a Type IV construction may be of one-hour fire-resistive incombustible construction.

The above restrictions shall not prohibit the placing of wood flagpoles or similar structures on the roof of any building.

e. Towers and Spires - Towers and spires when enclosed shall have exterior walls as required for the building to which they are attached. Towers not enclosed and which extend more than 20.00 meters above the grade shall have their framework construction of iron, steel, or reinforced concrete. No tower or spire shall occupy more than one-fourth of the street frontage of any building to which it is attached and in no case shall the base area exceed 150 square meters unless it conforms entirely to the type of construction requirements of the building to which it is attached and is limited in height as a main part of the building. If the area of the tower and spire exceeds 10.00 square meters on any horizontal cross section, its supporting frames shall extend directly to the ground. The roof covering of the spires shall be required for the main room of the rest of the structure. Skeleton towers used as radio masts, neon signs, or advertisement frames and placed on the roof of any building shall be constructed entirely incombustible materials when more than 7.50 meters in height, and shall be directly supported on an incombustible framework to the ground. No such skeleton towers shall be supported on roofs of combustible framing. They shall be designed to withstand a wind load from any direction in addition to any other loads.

SECTION 98. - CHIMNEYS, FIREPLACES, AND BARBECUES. -

- a. Chimneys
 - 1. Structural Design Chimneys shall be designed, anchored, supported, reinforced, constructed, and installed in accordance with generally accepted principles of engineering. Every chimney shall be capable of producing a draft at the appliance not less than that required for the safe operation of the appliance connected thereto. No chimney shall support any structural load other than its own weight unless it is designed to act as a supporting member. Chimneys in a wood-framed building shall be anchored laterally at the ceiling line and at each floor line which is more than 1.80 meters above grade, except when entirely within the framework or when designed to be free standing.
 - Walls Every masonry chimney shall have walls of masonry units, bricks, stones, listed masonry chimney units, reinforced concrete or equivalent solid thickness of hollow masonry and lined with suitable liners in accordance with the following requirements:

- 2.1.Masonry Chimneys for Residential Type Appliances Masonry chimney shall be constructed of masonry units of reinforced concrete with walls not less than 300 millimeters thick. The chimney liner shall be less be in accordance with this Code.
- 2.2.Masonry Chimneys for Low Heart Appliances Masonry chimneys shall be constructed of masonry units or reinforced concrete with walls not less than 200 millimeters thick: except, that the rubble stone masonry shall be not less than 300 millimeters thick. The chimney liner shall be in accordance with this Code.
- 2.3.Masonry chimneys for Medium-Heat Appliances Masonry for medium-heat appliances shall be constructed of solid masonry units of reinforced concrete not less than 200 millimeters thick, Except, that the stone masonry shall be not less than 300 millimeters thick and, in addition shall be lined with not less than 100 millimeters of firebrick laid in a solid bed of fire clay mortar with solidly filled head, bed, and wall joints starting not less than 600 millimeters below the chimney connector entrance. Chimneys extending 7.50 meters or less above the chimney connector shall be lined to the top.
- 2.4.Masonry Chimneys for High-Heat Appliances Masonry chimneys for highheat appliances shall be constructed with double walls of solid masonry units or reinforced concrete not less than 200 millimeters between walls. The inside of the interior walls shall be of firebrick not less than 100 millimeters in thickness laid in a solid bed of fire than 100 millimeters in thickness laid in a solid fire clay mortar with solidly filled head, bed, and wall joints.
- 2.5.Masonry Chimneys for Incinerators Installed in Multi-Storey Buildings (Apartment-Type Incinerators) Chimneys for incinerators installed in multistorey buildings using the chimney passageway as a refuse chute where the horizontal grate area of combustion chamber does not exceed 0.80 square meter shall have walls of solid masonry or reinforced concrete, not less than 100 millimeters thick with a chimney lining as specified in this Code. If the grate area of such incinerator exceed 0.80 square meters, the walls shall not be less than 100 millimeters of firebrick, except that higher than 9.00 meters above the roof of the combustion chamber, common brick alone 200 millimeters in thickness may be used.
- 2.6.Masonry Chimneys for Commercial and Industrial Type Incinerators -Masonry chimneys for commercial and industrial type incinerators of a size designed for not more than 110 kilograms of refuse per hour and having a horizontal grate area not exceeding 0.50 square meters shall have walls of solid masonry or reinforced concrete not less than 100 millimeters thick with lining of not less than 100 millimeters brick, which lining shall extend for not less than 12.00 meters above the roof of the combustion chamber. If the designed capacity of grate area of such incinerator exceed 110 kilograms per hour and 0.80 square meters respectively, walls shall not be less than 200 millimeters thick, lined with not less than 100 millimeters of firebrick extending the full height of the chimney.
- 3. Linings Fire clay chimney lining shall not be less than 15 millimeters thick. The lining shall extend from 200 millimeters below the lowest inlet or, in the case of fireplace, from the throat of the fireplace to a point enclosing masonry walls. Fire clay linings shall be installed ahead of the construction of the chimney as it is

carried up, carefully bedded one of the other in fire clay mortar, with close fitting joints left smooth on the inside. Firebrick not less than 500 millimeters thick may be used of fire clay chimney.

- 4. Area No chimney passageway shall be smaller than the vent connection of the appliance attached thereto.
- 5. Height Every masonry chimney shall extend at least 600 millimeters above the part of the roof through which it passed and at least 600 millimeters above the highest elevation of any part of a building within 3.00 meters to the chimney.
- 6. Corbeling No masonry chimney shall be corbeled from a wall more than 150 millimeters nor shall a masonry chimney be corbeled from a wall which is less than 300 millimeters in thickness unless it projects equally on each side of the wall. In the second storey of a two-storey building of Group A Occupancy, corbeling of masonry chimneys on the exterior of the enclosing walls may equal the wall thickness. In every case the corbeling shall not exceed 25 millimeters projection for each course of brick.
- 7. Change in the Size or Shape No change in the size or shape of the masonry chimney shall be made within a distance of 150 millimeters above or below the roof joints or rafters where the chimney passes through the roof.
- 8. Separation When more than one passageway is contained in the same chimney, masonry separation at least 100 millimeters thick bonded into the masonry wall of the chimney shall be provided to separate passageways.
- 9. Inlets Every inlet to any masonry chimney shall enter the side thereof and shall be of not less than 3 millimeters thick metal or 16 millimeters refractory material
- 10. Clearance Combustible materials shall not be placed within 50 millimeters of smoke chamber or masonry chimney walls when built within a structure, or within 25 millimeters when the chimney is built entirely outside the structure.
- 11. Termination. All incinerator chimney shall terminate in a substantially constructed spark arrester having a mesh not exceeding 20 millimeters.
- 12. Cleanouts Cleanout openings shall be provided at the base of every masonry chimney.
- b. Fireplace and Barbecues. Fireplaces, barbecues, smoke chambers, and fireplace chimneys shall be of solid masonry or reinforced concrete and shall conform to the minimum requirements specified in this Code.
 - Fireplace Walls Walls of fireplaces shall not be less than 200 millimeters in thickness. Walls of fireboxes shall not be less than 250 millimeters in thickness: Except, that where lining of firebrick is used, such walls shall not be less than 500 millimeters in depth,. The maximum thickness of joints in firebrick shall be 10 millimeters.
 - Hoods Metal hoods as part of a fireplace or barbecue shall not be less than No. 16 gauge copper, galvanized iron, or other corrosion-resistance ferrous metal with all seams and connections of smokeproof unsoldered construction. The hoods shall be sloped at an angle of 45 degrees or less from the vertical and shall extend

horizontally at least 150 millimeters beyond the limits of the firebox. Metal hoods shall be kept a minimum of 400 millimeters from combustible materials.

- 3. Circulators Approved metal heat circulators may be installed in fireplaces.
- 4. Smoke Chamber. Front and sidewalls shall not be less than 200 millimeters in thickness. Smoke chamber back walls shall not be less than 150 millimeters in thickness.
- 5. Fireplace Chimneys Walls of chimneys without flue lining shall not be less than 200 millimeters in thickness. Walls of chimneys with flue lining shall not be less than 100 millimeters in thickness and shall be constructed in accordance with the requirements of this Code.
- 6. Clearance to Combustible Materials. Combustible shall not be placed within 50 millimeters of fireplace, smoke chamber, or chimney walls when built entirely within a structure, or within 25 millimeters when the chimney is built entirely outside the structure. Combustible materials shall not be placed within 150 millimeters of the fireplace opening. No such combustible material within 300 millimeters of the fireplace opening shall project more than 3 millimeters for each 25 millimeters clearance from such opening. No part of metal hoods shall be less than 400 millimeters from the combustible materials. This clearance may be reduced to the minimum requirements set forth in this Code.
- 7. Area Flues, Throats, and Dampers The net cross-sectional area of the flue and of the throat between the firebox and the smoke chamber of the fireplace shall not be less than the requirements to be set forth by the Building Official. Where dampers are used, they shall be of not less than No. 12 gauge metal. When fully opened, damper opening shall be not less than ninety percent of the required flue area. When fully open, damper blades shall not extend beyond the line of the inner face of the flue.
- 8. Lintel Masonry over the fireplace opening shall be supported by a noncombustible lintel.
- 9. Hearth Every fireplace shall be provided with a brick concrete, stone, or other approved non-combustible hearth slabs at least 300 millimeters wider on each side than the fireplace opening and projection at least 450 millimeters therefrom. This slab shall not be less than 100 millimeters thick and shall be supported by a non-combustible material or reinforced to carry its own weight and all imposed loads.

SECTION 99. - FIRE-EXTINGUISHING SYSTEMS. -

- a. Fire-extinguishing Systems Where required, standard automatic fire-extinguishing system shall be installed in the following places, and in the manner provided in this Code:
 - 1. In every storey, basement or cellar with an area of 200 square meters or more which is used for habitation, recreation, dining, study, or work, and which has an occupant load of more than 20.
 - 2. In all dressing rooms, rehearsal rooms, workshops or factories, and other rooms with an occupant load of more than 10 or assembly halls under Group H and I

Occupancies with an occupant load of more than 500, and if the next doors of said rooms are more than 30.00 meters from the nearest safe fire dispersal area of the building or opening to an exit court or street.

- 3. In all rooms used for the storage or handling of photographic x-ray nitrocellulose films and other inflammable articles.
- b. Dry Standpipes Every building four or more storeys in height shall be equipped with one or more dry standpipes.
 - Construction and Tests Dry standpipes shall be of wrought iron or galvanized steel and together with fittings and connections shall be sufficient strength to withstand 20 kilograms per square centimeter of water pressure when ready for service, without leaking at the joints, valves, or fittings. Tests shall be conducted by the owner or the building contractor in the presence of the Building Official whenever necessary for the purpose of certification of its proper function.
 - 2. Size Dry standpipes shall be of such size as to be capable of delivering 900 liters of water per minute from each of any three outlets simultaneously under the pressure created by one fire engine or pumper based on the standard equipment available.
 - 3. Number Required Every building of four or more storeys in height where the area of any floor above the third floor is 950 square meters or less, shall be equipped with at least one dry standpipe and additional standpipes shall be installed for each additional 950 square meters or a fraction thereof.
 - 4. Location Standpipes shall be located within enclosed stairway landing or near such stairways as possible or immediately inside of an exterior wall and within 300 millimeters of an opening in a stairway enclosure of the balcony or vestibule of a smokeproof tower or an outside exit stairway.
 - 5. Siamese Connections Subject to the provisions of subparagraph (2) all 100millimeter dry standpipes shall be equipped with a two-way Siamese fire department connection. All 125-millimeter dry standpipes shall be equipped with three-way Siamese fire department connection and 150-millimeter dry standpipes shall be equipped with a four-way Siamese fire department connection. All Siamese inlet connections shall be located on a street-front of the building and not less than 300 millimeters nor more than 1.20 meters above the grade and shall be equipped with clapper-checks and substantial plugs. All Siamese inlet connections shall be recessed in the wall or otherwise substantially protected.
 - 6. Outlets All dry standpipes shall extend from the ground floor to and over the roof and shall be equipped with a 63-millimeter outlet not more than 1.20 meters above the floor level at each storey. All outlets shall be equipped with a two-way 63-millimeter outlet above the roof. All outlets shall be equipped with gate valves.
 - Signs An iron or bronze sign with raised letters at least 25 millimeters high shall be rigidly attached to the building adjacent to all Siamese connections and such sign shall read: "CONNECTION TO DRY STANDPIPE".
- c. Wet Standpipes Every Group H and I Occupancies of any height, and every Group C Occupancy of two or more storeys in height, and every Group B, D, E, F, and G Occupancies of three or more storeys in height and every Group G and E

Occupancy over 1,800 square meters in area shall be equipped with one or more interior wet standpipes extending from the cellar or basement into the topmost storey: Provided, that Group H buildings having no stage and having a seating capacity of less than 500 need not be equipped with interior wet standpipes:

- 1. Construction Interior wet standpipes shall be constructed of the same materials as those required for dry standpipes.
- 2. Size.
 - 2.1.Interior wet standpipes shall have an internal diameter sufficient to deliver 190 liters of water per minute under 2.0 kilograms per square centimeter pressure at the hose connections. Buildings of Group H and I Occupancy shall have wet standpipes system capable of delivering the required quantity and pressure from any two outlets simultaneously; for all other Occupancies only one outlet need be figured to be opened at one time. In no case shall the internal diameter of wet standpipe be less than 50 millimeters, except when the standpipe is attached to an automatic fireextinguishing system.
 - 2.2.Any approved formula which determine pipe sized on a pressure drop basis may be used to determined pipe size for wet standpipes systems. The Building Official may require discharge capacity and pressure test on complete wet standard pipe systems.
- 3. Number required The number of wet standpipes when required in this Code shall be so determined that all portions of the building are within 6.00 meters of a nozzle attached to a hose 23.00 meters in length.
- 4. Location In Group H and I Occupancies, outlets shall be located as follows: one on each side of the stage, one at the rear of the auditorium, and one at the rear of the balcony. Where occupant loads are less than 500 the above requirements may be waived, provided, that portable fire extinguishers of appropriate capacity and type are installed within easy access from the said locations. In Group B, C, D, E, F, and G Occupancies, the location of all interior wet standpipes shall be in accordance with the requirement for dry standpipes: Provided, that at least one standpipe is installed to cover not more than 650 square meters.
- 5. Outlets All interior wet standpipes shall be equipped with a 38 millimeter valve in each storey, including the basement or cellar of the building, and located not less than 300 millimeters nor more than 1.20 meters above the floor.
- 6. Threads All those threads used in connection with the installation of such standpipes, including valves and reducing fittings shall be uniform with that prescribed by the Building Official.
- 7. Water Supply All interior wet standpipes shall be connected to a street main not less than 100 millimeters in diameter, or when the water pressure is sufficient size as provided in subparagraph (8). When more than one interior wet standpipe is required in the building, such standpipe shall be connected at their bases or at their tops by pipes of equal size.

- 8. Pressure and Gravity Tanks Tanks shall have a capacity sufficient to furnish at least 1,500 liters per minute for a period of not less than 10 minutes. Such tanks shall be located so as to provide not less than 2 kilograms per square centimeter pressure at the topmost base outlet for its entire supply. Discharge pipes from pressure tanks shall extend 50 millimeters into and above the bottom of such tank. All tanks tested in place after installation and proved tight at hydrostatic pressure fifty percent in excess of the working pressure required. Where such tanks are used for domestic purposes the supply pipe for such purposes shall be located at or above the centerline of such tanks. Incombustible supports shall be provided for all such supply tanks and not less than 900 millimeters clearance shall be maintained over the top and under the bottom of all pressure tanks.
- 9. Fire Pumps Fire pumps shall have a capacity of not less than 1,000 liters per minute with a pressure not less than 2 kilograms per square centimeter at the topmost hose outlet. The source of supply for such pump shall be a street water main of not less than 100 millimeters diameter or a well or cistern containing a one-hour supply. Such pumps shall be supplied with adequate supply of power and shall be automatic in operation.
- 10. Hose and Hose Reels Each hose outlet of all interior wet standpipes shall be supplied with a hose not less than 38 millimeters in diameter. Such hose shall be equipped with a suitable brass or bronze nozzle and shall be not be over 23.00 meters in length. An approved standard form of wall hose reel or rack shall be provided for the hose and shall be located so as to make the hose readily accessible at all times and shall be recessed in the walls or protected be suitable cabinets.
- d. Basement Pipe Inlets Basement pipe inlets shall be installed in the first floor of every store, warehouse, or factory where there are cellars or basement under the same: except, where in such cellars or basement there is installed a fire-extinguishing system as specified in this Code or where such cellars or basements are used for banking purposes, safe deposit vaults, or similar used.
 - 1. Material All basement pipe inlets shall be of cast iron, steel, brass, or bronze with lids of cast brass or bronze and shall consist of a sleeve not less than 200 millimeters in diameter through the floor extending to and flush with the ceiling below and with a top flange, recessed with an inside shoulder. The lid shall be a solid casting and shall have a ring lift recessed on top thereof, so as to be flushed. The lid shall have the words "FOR FIRE DEPARTMENT ONLY, DO NOT COVER UP" cast on top thereof. The lid shall be installed in such a manner as to permit its removal readily from the inlet.
 - 2. Location Basement pipe inlets shall be strategically located and kept readily at all times to the fire Department.
- e. Approval All fire-extinguishing systems, including automatic sprinklers, wet and dry standpipes, automatic chemical extinguishers, basement pipe inlets, and the appurtenance thereto shall meet the approval of the Fire Department as to installation and location and shall be subject to such periodic test as it may require.

SECTION 100. - STAGES AND PLATFORM. -

- a. Stages Ventilators There shall be one or more ventilators constructed of metal or other incombustible material near the center and above the highest part of any working stage raised above the stage roof and having a total ventilation area equal to at least five percent of the floor area within the stage walls. The entire equipment shall conform to the following requirements:
 - 1. Opening Action Ventilators shall open by spring action or force of gravity sufficient to overcome the effects of neglect, rust, dirt, or expansion by heat or warping of the framework.
 - 2. Glass Glass, if used in ventilators, must be protected against falling on the stage. A wire screen if used under the glass, must be so placed that if clogged it cannot reduce the required ventilation area or interfere with the operating mechanism or obstruct the distribution of water from the automatic fire extinguishing systems.
 - 3. Design Ventilators, penthouses, and supporting framework shall be designed in accordance with this Code.
 - 4. Spring Actuation Spring, when employed to actuate ventilator doors, shall be capable of maintaining full-required tension indefinitely. Springs shall not be stressed more than fifty percent of their rated capacity and shall not be located directly in the air stream, nor exposed to elements.
 - 5. Location of Fusible Links A fusible link shall be placed in the cable control system on the underside of the ventilator at or above the roof line or as approved by the Building Official, and shall be so located as not to be affected by the operation of fire-extinguishing systems.
 - 6. Control Remote, manual, or electrical control shall provide for both opening or closing of the ventilator doors for periodic testing and shall be located at a point on the stage designated by the Building Official. When remote control of the ventilator is electrical, power failure shall not affect its instant operation in the event of fire. Hand winches may be employed to facilitate operation of manually controlled ventilators.

b. Gridirons

- Gridirons, fly galleries, and pin-rails shall be constructed of incombustible materials and fire protection of steel and iron may be omitted. Gridirons and fly galleries shall be designed to support a lice load of less than 367 kilograms per square meter. Each loft block well shall be designed to support 373 kilograms per linear meter and the head block well shall be designed to support the aggregate weight of all the loft block walls served. The head block well must be provided with an adequate strong back or lateral brace to offset torque.
- 2. The main counterweight sheave beam shall be designed to support a horizontal and vertical uniformity distributed live load sufficient to accommodate the weight imposed by the total number of loft blocks in the gridiron. The sheave blocks shall be designed to accommodate the maximum load for the loft or head blocks served with a safety factor of five.
- c. Rooms Accessory to Stage -In a building having a stage, the dressing room sections, workshops, and storerooms shall be located on the stage side of the proscenium wall

and shall be separated from each other and from the stage by not less than One-Hour Fire-resistive Occupancy Separation.

- d. Proscenium walls a stage shall be completely separated from the auditorium by a proscenium wall not less than two-hour incombustible construction. The proscenium wall shall extend not less than 1.20 meters above the roof over the auditorium. Proscenium openings, one opening at the orchestra pit level and not which shall not be more than 2.00 square meters in area. All openings in the proscenium wall of stage shall be protected by a fire assembly having a one and one-half-hour fire-resistive rating. The proscenium opening, which shall be the main opening for viewing performances, shall be provided with a self-closing fire-resistive curtain as specified in this Code.
- e. Stage floor The type of construction for stage floor shall depend upon the requirements based on the type of Occupancy and the corresponding fire-resistive requirements. All parts of the stage floor shall be designed to support not less than 620 kilograms per square meters. Openings through stage floor shall be equipped with tight-fitting trap doors of wood not less than 50 millimeters nominal thickness.
- f. Platforms The type of construction for platforms shall depend upon the requirements based on the Type of Occupancy and corresponding fire-resistive requirements. Enclosed platforms shall be provided with one or more ventilators conforming to the requirements of stage ventilation: except, that the total area shall be equal to five percent of the area of the platform. When more than one ventilator is provided, they shall be so spaced as to provide proper exhaust ventilation. Ventilators shall not be required for enclosed platforms having a floor area of 45.00 square meters or less.
- g. Stage Exits At least one exit not less than 900 millimeters wide shall be provided from each side of the stage opening directly or by means of passageway not less than 900 millimeters in width to a street or exit court. An exit stair not less than 750 millimeters wide shall be provided for egress from each fly gallery. Each tier of dressing rooms shall be provided with at least two means of egress each not less than 750 millimeters wide and all such stairs shall be constructed in accordance with the requirements specified in this Code. The stairs required in this Sub-section need not be enclosed.

SECTION 101. - MOTION PICTURE PROJECTION ROOMS. -

- a. General Requirements The provisions of this Section shall apply only where ribbon type motion picture films in excess of 22-millimeter width and electric projection equipment are used. Every motion picture machine using ribbon type film equipment, together with all electrical devices, rheostats, machines, and all such films present in any Group C, I, or H Occupancy, shall be enclosed in a projection room large enough to permit the operator to walk freely to either side and back of the machine.
- b. Construction Every projection room shall be of not less than one-hour fire-resistive construction throughout and the walls and ceilings shall be finished with incombustible materials. The ceiling shall be not less than 2.40 meters from the finished floor. The room shall have a floor area of not less than 7.00 square meters and 3.50 square meters for each additional machine.
- c. Exit Every projection room shall have at least two doorways separated by not less than one-third the perimeter of the room, each at least 750 millimeters wide and 2.00

meters high. All entrances to a projection room shall be protected by a self-closing fire assembly having three-fourths hour fire-resistive rating. Such doors shall open outward and lead to proper exits as required in this Code and shall not be equipped with any latch. The maximum width of such door shall be 750 millimeters.

- d. Ports and Openings Ports in projection rooms walls shall be of three kinds: projection ports; observation ports; and combination ports used for both observation and for stereopticon, spot or floodlight machines.
 - 1. Ports Required There shall be provided for each motion picture projector not more than one projection port, which shall be limited in area to 750 square centimeters, and not more than one observation port, which shall be limited in area to 1,300 square centimeters. There shall be not more than three combination ports, each of which shall not exceed 750 millimeters by 600 millimeters. Each port opening shall be completely covered with a pane of glass: Except, that when acetate safety film is used, projection ports may be increased in size to an area not to exceed 4,500 square centimeters.
 - 2. Shutters Each port and every other opening in projection room walls, including, any fresh air inlets but excluding exit doors and exhaust ducts, shall be provided with a shutter of not less than 2.4 millimeters thick sheet of metal or its equivalent large enough to overlap at least 25 millimeters on all sides of such openings. Shutters shall be arranged to slide without binding in guides constructed of material equal to the shutter in strength and fire resistance. Each shutter shall be equipped with a 74° fusible link, which when fused by heat will cause closure of the shutter by gravity. Shutters of a size greater than 1,300 square centimeters shall be equipped with a counter-balance. There shall also be a fusible link located over the upper magazine of each projector, which upon operating will close all the shutters. In addition, there shall be provided suitable means for manually closing all shutters simultaneously from any projector head and from a point within the projection room near each exit door. Shutters on openings not in use shall be kept closed: Except, that shutters may be omitted when only acetate safety film is used.
- e. Ventilation -
 - 1. Inlet A fresh-air inlet from the exterior of the building not less than 900 centimeters and protected with wire netting, shall be installed within 50 millimeters of the floor in every projection room, the source of which shall be remote from other outside vents or flues.
 - 2. Outlets Ventilation shall be provided by one or more mechanical exhaust system which shall draw air from each arc lamp housing to out-doors either directly or through an incombustible flue used for no other purpose. Exhaust capacity shall not be less than 0.50 cubic meter not more than 1.40 cubic meter per minute for each arc lamp plus 5.60 cubic meters for the room itself. System shall be controlled from within the enclosure and shall have pilot lights to indicate operation. The exhaust serving the projection room may be extended to cover rooms associated therewith such as rewind rooms. No dampers shall be installed in such exhaust systems. Ventilation of these rooms shall not be connected in any way with ventilation or air-conditioning systems serving other portions of the building. Exhaust ducts shall be of incombustible material or covered with 10 millimeters of incombustible heat-insulating material.

f. Regulation of Equipment - All shelves, fixtures, and equipment in a projection room shall be constructed of incombustible materials. All films not in actual use shall be stored in metal cabinets having individual compartments for reels or shall be generally accepted shipping containers. No solder shall be used in the construction of such cabinets.

SECTION 102. - LATHING, PLASTERING, AND INSTALLATION OF WALL BOARDS. -The installation of lath, plaster and gypsum wallboard shall conform to the fire-resistive requirements and the type of construction of building.

TITLE 13 - ELECTRICAL AND MECHANICAL REGULATIONS

SECTION 103. - ELECTRICAL REGULATIONS. - All electrical systems, equipment and installation mentioned in this Code shall conform to the provisions of the Philippine Electrical Code, as adopted by the Board of Electrical Engineering pursuant to Republic Act No. 184 otherwise known as the Electrical Engineering Law.

SECTION 104. - MECHANICAL REGULATIONS. - All mechanical systems, equipment and installations mentioned in this Code shall conform to the provision of the Philippine Mechanical Engineering pursuant to Commonwealth Act No. 294 as amended, otherwise known as Mechanical Engineering Law.

TITLE 14 - PHOTOGRAPHIC AND X-RAY FILMS

SECTION 105. - STORAGE AND HANDLING. -

- a. Storage rooms of unexposed photographic and X-ray films shall be provided with automatic fire extinguishing systems in the following cases:
 - 1. When unexposed films in generally accepted safety-shipping containers exceed the aggregate of 14.00 cubic meters.
 - 2. Where shelving used for storage of individual packages not in said shipping containers exceed 1.40 cubic meters in capacity; and
 - 3. Storage is not in generally accepted safety shipping containers in any section not exceeding 14.00 cubic meters.
- b. Film negatives in storage or in process of handling shall be kept in heavy Manila envelopes, not exceeding 12 films to an envelope. Expanding envelopes shall not be used.
- c. Film negatives shall be kept in properly insulated vented cabinets, vented storage vaults or outside storage housed. Not more than 110 kilograms shall store in any single cabinet. Where the film stored exceed 450 kilograms, it shall be vented storage vaults or in a detached structure or roof vault. Door openings in vaults shall be of four-hour fire-resistive construction and shall be kept closed except when in use.
- d. Only incandescent electric light shall be permitted; protected with substantial wire guards or vapor proof globes or both. Portable lights on extension cords are prohibited. Conspicuous "NO SMOKING" sign shall be posted.

- e. No film shall e stored within 600 millimeters of steam pipes, chimneys, or other sources of heat.
- f. There shall be first aid provisions of types using water or water solution. Discarded films shall be stored and handled in the same manner as other films until removed from the premises.

SECTION 106. - CLASSES OF FILMS EXEMPTED. -

- a. The provisions of this Section do not apply to the following: film for amateur photographic use in original packages of "roll" and "film packs" films in quantities of less than 1.40 cubic meters; safety film; dental x-ray film; establishments manufacturing photographic film and other storage incidental thereto and films stored or being used in standard motion pictures booths.
- b. Safety photographic x-ray film may be identified by the marking on the edge of the film.

SECTION 107. - FIRE EXTINGUISHING SYSTEM. - Unless otherwise provided in this Code, all fire extinguishing systems when so required shall be of type, specifications, and methods of installation as prescribed in accordance with the requirement of the Building Official.

TITLE 15 - PRE-FABRICATED ASSEMBLY

SECTION 108. - PRE-FABRICATED ASSEMBLY. - Pre-fabricated assembly is a structural unit, the integral parts of which have been built up or assembled prior to incorporation in the building.

- a. The Building Official shall prescribe special test to determine the structural adequacy, durability, soundness, weather and fire resistance of pre-fabricated assemblies.
- b. Every device or system to connect pre-fabricated assemblies shall be capable of developing the strength of the different members as an integral structure, Except, in the case of members forming part of a structural frame as specified in this Code. Anchorages and connections between members and the supporting elements of the structure or walls shall be capable of withstanding all probable external and internal forces or other conditions for a structurally adequate construction. In structural design, proper allowances shall be made for any material to be displaced or removed for the installation of pipes, conduits, or other equipment.
- c. Placement of pre-fabricated assemblies shall be inspected to determine compliance with this Code.

TITLE 16 - PLASTICS

SECTION 109. - APPROVED PLASTIC. - Approved plastic materials shall be those which have a flame-spread rating of 225 or less and a smoke density not greater than that obtained from the burning untreated wood under similar conditions when tested in accordance with the generally accepted engineering practices. The products of combustion shall be no more toxic than the burning of untreated wood under similar conditions.

SECTION 110. - INSTALLATION. -

- a. Structural Requirements All plastic materials shall be of adequate strength and durability to withstand the prescribed design loads. Sufficient and substantial technical data shall be submitted to establish stresses, maximum unsupported spans, and such other information as may be deemed necessary for the various thickness and forms used.
- b. Fastenings Fastenings shall be adequate to withstand design loads and internal and external stresses required of the assembly. Proper allowances of plastic materials in conjunction with other materials with which it is assembled or integrated shall be provided.

SECTION 111. - GLAZING OF OPENINGS. -

- a. Doors, sashes and framed openings in exterior walls of all buildings except Type IV and V constructions may be glazed or equipped with approved plastics: Provided, that:
 - 1. The wall in which such glazing is installed is so located that openings are not required to be fire-protected.
 - 2. Except for Type I Construction, the location, size, and spacing of such glaze openings do not exceed the values set forth by the Building Official.
 - 3. Plastics used in glazed openings for Type II Construction shall be materials appropriate for use according to flame-spread characteristics and the location, size, and spacing of the openings do not exceed the value set forth by the Building Official.

SECTION 112. - SKYLIGHTS. -

- a. General Approved plastics may be used in skylights installed on roofs of Types I, II, or III Constructions and all buildings in these categories shall be equipped with an approved automatic fire-extinguishing system in Groups A, B, C, E, F, J, H-3 and H-4 Occupancies: Except, that:
 - 1. Approved plastics may be used in any type of construction or occupancy as a fire venting system when approved by the Building Official.
 - 2. Plastics may be used in approved skylights in Type II one-hour fire-resistive construction which are located 300 millimeters or more above the lower flange of the ceiling. The walls of the skylight well shall be no less fire-resistive than the adjacent ceiling.
 - 3. Where a fire-resistive ceiling is not required in one-storey buildings, approved plastics may be used in skylights.
- b. Installation Requirements
 - 1. Except in Group A Occupancies, no skylight shall be installed within 3.00 meters of a property line.
 - 2. The edges of dome-type skylights shall be properly flashed.

- 3. Plastic skylights shall be separated from each other by at least 2.50 meters laterally and 3.00 meters along the slope of the roof.
- c. Allowable Areas The area of individual plastic skylights shall not exceed 10.00 square meters. The total aggregate area of plastics used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent of the floor area of the room or occupancy sheltered.
- d. Curb Requirements Plastic skylights in roofs having a slope of less than 1 in 3 shall have a 100 millimeters high curb. The curb may be omitted where a wire screen not smaller than No. 12 U.S. gauge with a mesh not larger than 25 millimeters is provided immediately below the skylight. The screen shall be substantially mounted below the skylight.

SECTION 113. - LIGHT. -Transmitting Panels in Monitoring and Sawtooth Roofs

- a. General Where a fire-resistive rating is not required for the roof structure, and in all buildings provided with an approved automatic fire-extinguishing system, approved plastics may be used with or without sash as the light-transmitting medium in monitors and sawtooth; Except that plastics in monitors or sawtooth roofs of Type II Construction shall be of materials appropriate to be used according to the flamespread characteristics.
- b. Allowable Areas The area of individual plastic glazing used in monitors and sawtooth glazing shall not exceed 15.00 square meters. The total aggregate area of plastic used in skylights, monitors, and sawtooth glazing shall not exceed twenty percent of the floor area of the room or occupancy sheltered.
- c. Area Separation The area of such plastic panels shall be separated from each other by a section of incombustible material or by a section of the roofing material of the structure not less than 1.50 meters in length. The lower edge of the plastic material shall be at least 15 millimeters above the surface of the adjoining roof surface.

SECTION 114. - PLASTIC LIGHT DIFFUSERS IN CEILINGS. -

- a. General Ceiling light diffusers having an area greater than ten percent of any 10.00 square meters of room area shall be of approved plastics conforming to the requirements specified in this Code.
- b. Installation Plastic light diffusers shall be installed in such a manner that they will not readily become detached when subjected to room temperature of 80°C for 15 minutes, Except, for plastic light diffusers which are installed in the first floor area of Group C Occupancies having egress directly to the exterior of the building; and plastic light diffusers which are located between an approved automatic fire-extinguishing system and the area to be protected other than public corridors for Group A, B, C, D, E, G, H, and I Occupancies if tests required by the Building Official have established that such installation will not interfere with the efficient operation of such automatic fire-extinguishing systems.

SECTION 115. - PARTITIONS. - Where partitions are not required to be of fire-resistive or incombustible construction, approved plastics conforming to the requirements specified in this Code may be used.

SECTION 116. - EXTERIOR VENEER. -

- a. General Exterior veneer may be of approved plastic materials, and shall conform to the provisions of this Section.
- b. Height Plastic veneer shall not be attached to any exterior wall above the first storey: Provided, that plastic veneer may be attached to exterior walls above the first storey of buildings located outside of highly restrictive Fire Zones: Provided, further that the height of veneer is not in excess of I0.00 meters above the adjacent grade of elevation.
- c. Area Sections of plastic veneer shall not exceed I5.00 square meters in area, except, that in less restrictive Fire Zones; the area may be increased by fifty percent.
- d. Separation Sections of plastic veneer shall be separated by a minimum of I.20 meters vertically and 600 millimeters horizontally.

SECTION 117. - AWNINGS AND CANOPIES. -

- a. Plastic materials appropriate for use according to Flame Spread characteristic may be utilized in awnings and canopies provided such awnings and canopies are constructed in accordance with provisions governing projections and appendages as specified in this Code.
- b. Approved plastics may be used in awnings where untreated canvass is permitted.
- c. Approved plastics may be used in lieu of plain glass in greenhouses in less restrictive Fire Zones.

TITLE 17 - SHEET METAL PAINT SPRAY BOOTHS

SECTION 118. - SHEET METAL PAINT SPRAY BOOTHS. -

- a. General Paint spray booths shall be constructed of steel of not less than No. 18 U.S gauge in thickness and shall be designed in accordance with this Code.
- b. Area The area of a paint spray booth shall not exceed 150 square meters nor ten percent of the basic area permitted for the major use of the building according to its Occupancy Group.
- c. Floor Construction The floor shall be constructed of incombustible material.
- d. Paint spray booths shall be designed to permit the passage of exhaust air from all parts of the interior and all interior surfaces shall be smooth and continuous without outstanding edges.

SECTION 119. - FIRE PROTECTION. - Every spray booth having an open front elevation larger than 1.00 square meter and which is not equipped with doors, shall have a fire curtain or metal deflector not less than 100 millimeters deep installed at the upper outer edge of the booth opening.

SECTION 120. - LIGHT. - Paint spray booths shall be illuminated through hammered wire or heat-treated glass panels. The glass panels shall be located in such a manner as to reduce the hazard of ignition caused by paint spray deposit.

SECTION 121. - VENTILATION. -

- a. General Mechanical ventilation shall be provided direct to the exterior of the building. The mechanical exhaust system shall be designed to move the are through any portion of the paint spray area at the rate of not less than 30.00 lineal meters per minute. The blades of exhaust fans shall be constructed of non-ferrous material and shall be mounted in such a manner as to prevent contact with the exhaust duct. The motor shall not be mounted in the spray booth or the duct system and belts shall be enclosed where they enter the booth or duct system.
- b. Exhaust Ducts Exhaust ducts shall be constructed of steel having a thickness not less than the values set by the Building Official. The discharge point for ducts in a spray booth shall be not less than 2.00 meters for adjoining combustible construction not less than 8.00 meters from adjoining exterior wall openings: Except, that the discharge point for exhaust ducts not regulated in a water-wash spray booth.

TITLE 18 - GLASS AND GLAZING

SECTION 122. - GENERAL REQUIREMENTS. -

- a. This Title shall apply to exterior glass and glazing in all Occupancies except Groups A, B, and J Occupancies not over three storeys in height, and to interior and exterior glass and glazing in all occupancies subject to human impact as specified in this Code.
- b. Standards for materials shall conform to the provisions set by the Building Official on glass dimensional tolerances, breaking stress levels, and design safety factors.
- c. Each light shall bear the manufacturer's label designating the type and thickness of glass. Each light with special performance characteristics such as laminated, heat strengthened, fully tempered or insulated, shall bear the manufacturer's identification showing the special characteristics and thickness by etching or other permanent identification that shall be visible after the glass is glazed.

SECTION 123. - AREA LIMITATION. - Exterior glass and glazing shall be capable of safely withstanding the load due to wind pressure for various height zones above ground acting inward or outward. The area of individual lights shall not be more than the maximum allowable area of glass according to the load multiplied by the appropriate adjustment factor.

SECTION 124. - GLAZING. - Glazing firmly supported on all four edges shall be glazed with minimum laps and edge clearances in accordance with Section 1801 paragraph (b), Provided, that glass edge clearance in fixed openings shall be not less than what is required for wind and earthquake drift. For glass not firmly supported on all four edges and design shall be submitted for approval of the Building Official. Glass supports shall be considered firm when deflection of the support at design load does not exceed 1/175 of the span.

SECTION 125. - LOUVERED WINDOWS. - Regular plate, sheet, or patterned glass in jalousies and louvered windows shall not be thinner than 5.6 millimeters minimal and not longer than 1.20 meters. Exposed glass edges shall be smooth.

SECTION 126. - IMPACT. - Frameless glass doors, design in doors, fixed glass panels, and similar glazed openings which may be subject to accidental human impact shall conform with the requirements set forth by the Building Official on impact loads of glass: Except in the following cases:

- 1. Bathtub and shower enclosure shall be constructed from approved shatter-resistance materials, such as: wire-reinforced glass not less than 5.6 millimeters thick; fully tempered glass not less than 4.8 millimeters thick; or laminated safety glass, not less than 6.4 millimeters thick.
- 2. Glass lights located not less than 450 millimeters above the adjacent finished floor or walking surface.
- 3. Glass lights when the least dimension is not greater than 450 millimeters.
- 4. Glass lights 1.50 square meters or less in area.

submitted.

TITLE 19 - THE USE OF COMPUTERS

SECTION 127. - GENERAL RULE. - The use of computers for all or any part of the design of buildings under this Code is permitted provided that all programs to be used are documented.

SECTION 128. - PROGRAM DOCUMENTATION. - Documenting a program under this Code consist of filing with the Building Official a reference to a publication or publications accessible to him where the detailed description of the program or a brief statement of the theoretical background of the program including a description of the algorithms used are found.

SECTION 129. - 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 out sheets shall be accompanied by a certification obtained through the use of document programs. The certification should include the identification of the specific programs used for each portion of the computer-generated computations being

TITLE 20 - SIGNS

SECTION 130. - The following rules and regulations shall govern the design, content, construction, location, installation and maintenance of outdoor billboard, advertising and display signs, streamers, posters and the like.

1. Definition - For purpose of this Title, the following definitions shall apply:

<u>ADVERTISING SIGN</u>- A sign that direct attention to a business, profession, commodity, service of entertainment conducted, sold or offered at a place other than where the business, profession, etc., is located. An off-premise sign.

<u>ARCADE</u> - Any portion of a building above the first floor projecting over the sidewalk beyond the first storey wall used as protection for pedestrians.

BILLBOARD - A panel for posting bills or posters

<u>BUSINESS SIGN</u> - An accessory sign that directs attention to a profession, business, commodity service or entertainment conducted, sold or offered in the same place where the business is located. An identification or on-premise sign.

<u>BUILDING LINE</u> - The line formed by the intersection of he outer surface of the enclosing wall of the building and surface of the ground.

<u>DISPLAY SIGN</u> - Any material device or structure that is arranged, intended, designed, or used as an advertisement, announcement or directory that includes a sign, sign screen, billboard or advertising device of any kind.

<u>DISPLAY STAND</u> - Any movable structure, table, showcase, cabinet and the like where goods or periodicals are displayed.

<u>DISPLAY SURFACE</u> - The entire area enclosed by the extreme limits of perimeter of a sign.

<u>DISPLAY WINDOW</u> - That portion of a building abutting the sidewalk open to public view protected by grilles, screens or transparent materials for the display of goods.

<u>ELECTRICAL SIGN</u> - Any sign which has characters, letters, figures, designs, faces, backgrounds or outline illuminated by incandescent or fluorescent lamps or luminous tubes as part of the sign proper. These light sources being either external or internal.

<u>GROUND SIGN</u> - A sign resting on the ground

<u>POSTER</u> - A fabricated flat surface upon which a message is either posted of painted.

<u>PROJECTING SIGN</u> - A sign fastened to, suspend from a support on a building or structure the display surface of which is perpendicular from the wall surface or is at angle therefrom.

<u>ROOF SIGN</u> - A sign installed on roofs, roof decks or eaves.

<u>SIGN</u> - Any letter, words, numeral presentation, illustration, decoration, emblem, device, symbol or trademark, flag, banner, or pennant, or any other figures of similar character that is:

- attached to, painted on or in any manner represented on a building or structure.
- used to announce, direct attention to or advertise, and visible to the public.

<u>SIGN STAND</u> - Any movable structure on which a sign is mounted or supported.

<u>STRUCTURE</u> - That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up to compose of parts joined together in some definite manner.

<u>TEMPORARY SIGN</u> - A sign of cloth or other light and/or combustible material, with or without frame installed for a limited period of time.

SECTION 131. - GENERAL PROVISIONS. -
- 1. Signs shall adhere to the Code of Ethics for Advertising and Promotion and to the rules and regulations of the appropriate agency in charge of the conduct of business.
- Signs shall promote and uphold the public goods especially in historical monuments and shrines, natural scenic areas, parks, parkways and their immediate approaches. Immediate approaches shall mean a distance not exceeding 50,000 meters from the periphery of said areas.
- 3. Signs shall display or convey only messages or visuals that conform to public decency and good taste.
- 4. Signs shall follow standards of design, construction and maintenance in the interest of public safety, convenience, and good viewing and to promote proper urban design or commodity architecture.
- 5. Sign structures may be constructed only in areas where zoning regulations permit them in accordance with the accepted standards of design; construction and maintenance.
- Signs and sign structures shall be constructed in accordance with the provisions of Section 122 of this Building Code. Plans of sign structures exceeding 3.00 meters in height from the ground shall be signed and sealed by a duly registered Architect or Civil Engineer.
- 7. Signs and sign structures built within highly restrictive fire zones shall be of incombustible materials. No combustible materials other than the approved plastic shall be used in the construction of electrical sign.
- 8. Signs and sign structures equipped with electrical devices shall have an electrical wiring plan conforming with the provisions of the Philippine Electrical Code duly signed by a professional Electrical Engineer; Provided, that for installations not exceeding 600 volts and 4 kilowatts, a sketch and bill of materials signed and sealed by an Electrical Engineer or Master Electrician shall be sufficient.
- 9. Signs shall be placed in such a manner that no part of its surface will interfere in any way with the free use of a doorway, a fire escape, standpipe or other required means of exit and fire-protective devices.
- 10. Signs shall be erected in such a manner as not to confuse or obstruct the view or interpretation of any public sign, traffic signal or device, nor obstruct the sight, distract the attention of motorists, reflect blinding light or cause glare to oncoming traffic.
- 11. Signs which are written in Chinese or any foreign language shall have a corresponding translation in English or in the local dialect.
- 12. The bottom line of all signboards adjacent to each other shall follow a common base line as determined by the Building Official.
- 13. The installation of all kinds of signs shall be such that a harmonious and aesthetic relationship of all units therein is presented.

SECTION 132. - SPECIFIC PROVISION. -

A. Advertising Signs

Outdoor advertising signs shall be permitted only in commercial or industrial zones as designated in the Official Zoning Map.

- B. Business Signs
 - 1. Business signs shall have a maximum width of 1.20 meters and a length not exceeding the frontage of the lot.
 - 2. Business signs installed, displayed or erected in the same building shall preferably be of identical size and flush against the building facade.
 - 3. In highly built-up urban areas, business signs may be allowed within the immediate approaches as defined herein.
- C. Ground Sign Ground signs shall be subject to the following conditions:
 - 1. Ground signs shall not exceed 6.00 meters in height above the street crown except neon signs which shall be constructed in conformity with accepted engineering standards.
 - 2. Ground signs shall be located within the property and under no circumstances shall they occupy the street or sidewalk.
 - 3. Public or government signs erected or installed within the area of the sidewalk shall be so designed and located that they do not obstruct the easy passage of pedestrians nor distract the Attention of motorists.
 - 4. Self-supporting outdoor signs along highways shall be located 10.00 meters away from the property lines abutting the road right of way.

D. Roof Signs

- 1. The design and construction of roof signs shall conform to the provisions of Sec.122 of this Code. However, no sign shall be erected, attached to, installed or fastened on rooftops of buildings of wooden structures.
- 2. Adequate provisions for grounding metallic parts of roofs signs exposed to lightening shall be provided.

E. Projecting Signs. The erection of projecting signs shall be subject to the following conditions:

- On non-arcade streets or where arcades are proposed, signs shall not extend more than 1.20 meters from the wall line or building line. On arcade streets, the sign shall not project more than 1.00 meters from the wall line over the street. For buildings abutting on streets or alleys without sidewalks or provisions therefor, the rules for arcaded streets shall apply on projecting signs.
- 2. A clearance of not less than 3.00 meters shall be provided below the lowest part of such signs projecting over sidewalks or buildings without arcades and a clearance of not less than 5.00 meters shall be provided below the lowest part of such signs projecting over arcaded streets.

- 3. The creation of electric neon signboards or other advertisements of similar nature projecting over roadways or public streets, shall be allowed provided that:
 - a. Clear distance between the signboards erected on one building is not less than 4.00 meters.
 - b. Signboards on multi-storey buildings shall be erected on the same vertical line and shall not overlap each other.
 - c. Tops of signboards shall not extend over the topmost part of the parapet or bottom line of the eave of the building.
 - d. Horizontal projections of signboards shall follow subsections 1 and 2 above.
 - e. In case of two adjacent buildings, adjacent signboards shall be placed at a distance of not less than 2.00 meters from the common boundary line.
 - f. Signboards shall not obstruct any window or emergency exit, nor be closer than 1.00 meter to electric and telephone posts and wires.
 - g. Vertical clearances shall follow Rule (Subsection 2) above.
- F. Wall Signs The construction of wall signs shall be subject to the following conditions:
 - 1. Display signs placed against the exterior surface of buildings shall not extend more than 300 millimeters from the wall with its lowest portion not less than 3.00 meters above the sidewalk.
 - 2. Signs shall not extend beyond the top and/or sides of any face of the exterior perimeter walls of the building. Signs when made of combustible materials shall not exceed 4.00 square meters in area. Those made of incombustible materials may be allowed to cover the entire surface of blank walls only and shall not be allowed to cover or obstruct openings.
 - 3. All signs painted or pasted on the exterior surface of buildings or structures may be considered either as business or advertising signs.
 - 4. Signs stands or display stands shall not be placed on the sidewalk pavement.
 - 5. Signs shall not be attached to, painted on, installed or displayed on post or columns of arcades.
 - 6. Display windows or wall signs within 3.00 meters above the sidewalk shall be flushed or recessed.
- G. Temporary Signs
 - 1. All temporary signs, bills, posters and the like may be installed or posted only in areas of structures allowed by pertinent provisions of this Code.
 - 2. Streamers strung over or across any public thoroughfare shall have the necessary permit therefor from the Building Official. The lowest point of the

bottom edge of streamer shall have a minimum clearance of 4.30 meters above the pavement.

SECTION 133. - ADMINISTRATIVE PROVISIONS. -

- A. Applications Any person desiring to display, erect, or maintain any sign shall file an application therefore with the Office of the Building Official in a standard form stating among others, the location of the premises wherein said sign is to be displayed, erected or maintained accompanied with the pertinent drawings and/or sketched. The application shall also include the location of the site plans, written consent of the owner of the premises and such other pertinent data as may be required by the Building Official.
- B. Permit for erection or installation No sign of any kind shall be erected, installed or constructed unless a permit therefor is obtained from the Building Official.
- C. Exemptions A permit shall not be required for any sign not exceeding 0.20 square meters of display surface nor for temporary signs for charitable, religious and civic purposes duly authorized. This exemption shall not release the owner from responsibility for its design, construction, installation, maintenance and removal.
- D. Removal/Alteration A sign with permit which was erected before the adoption of this Ordinance but not conforming hereto shall be given a grace period to conform dating from receipt of notice as follows:
 - 1. Neon Signs 12 months
 - 2. All others 6 months

After the expiration of the grace period such con-conforming signs shall be removed.

- E. Existing Signs
 - 1. Existing signs without permit but conforming to the provisions of this Code shall be allowed to remain provided the owner obtained a validating permit within 30 days from receipt of notice from the Building Official.
 - 2. Existing signs without permit and non-conforming to the provisions of this Rule shall be altered to conform to this Rule. The owner shall secure the necessary permit not later than 60 days from the receipt of notice from the Building Official. In case of failure to secure permit within the grace period the owner shall remove the sign. Failure of the owner to remove the sign, the Building Official shall cause the removal of the sign at the expense of the owner.
- F. Maintenance Signs shall be maintained in a safe presentable condition. Should a sign become, in the opinion of the Building Official, unsafe or an eye sore, the permit shall upon notice from the Building Official, immediately restore the sign to a safe and satisfactory condition.

For non-compliance with the notice, the Building Official shall restore the sign at the expense of the permittee.

G. Identification - Signs shall bear the imprint of the permittee.

SECTION 134. - DESIGN. -

 General - Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in this Code. All bracing systems shall be designed and constructed to transfer lateral forces to foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to overstress any of the elements thereof.

The overturning moment produced from lateral forces shall in no case exceed two-thirds of the dead load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

- Wind Loads- Signs and sign structures shall be designed and constructed to resist wind forces as specified in Chapter 2 of the National Structural Code for Buildings (NSCB).
- 3. Seismic Loads Signs and sign structures shall be designed and constructed to resist seismic forces as specified in Chapter 2 of the NSCB.
- Combined Loads Wind and seismic loads need not be combined in the design of signs or sign structures, only that loading producing the larger stresses need be used.

Vertical design loads, except roof live loads shall be assumed to be acting simultaneously with the wind or seismic loads.

5. Allowable Stresses - The design of wood, concrete, or steel members shall conform to the requirements of Chapters 3, 4 and 5 of the NSCB. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses on those specified in Chapter 7 of the NSCB.

The working stresses of wire rope and its fastenings shall exceed 25 percent of the ultimate strength of the rope or fastener.

Working stresses of wind or seismic loads combined with dead loads may be increased as specified in Chapter 2 of the NSCB.

SECTION 135. - CONSTRUCTION. -

- 1. General The supports of all signs or sign structures shall be placed in or upon private property and shall be securely built, constructed, and erected in conformance with the requirements of this Code.
- 2. Materials Materials of construction for signs and sign structures shall be of the quality and grade as specified for buildings in these Rules.

In all signs and sign structures, the materials and details of construction shall, in the absence of specified requirements, conform to the following:

a. Structural steel shall be of such quality as to conform to ASTM A 36. Secondary members in contact with or directly supporting the display surface

may be formed of light gauge steel, provided such members are designed in accordance with the specifications of the design of light gauge steel as specified in ASTM A 242 and, in addition, shall be galvanized. Secondary members, when formed integrally with the display surface, shall be not less than No. 24 gauge in thickness. When not formed integrally with the display surface, the minimum thickness of the secondary members shall be No. 12 gauge. The minimum thickness of hot-rolled steel members furnishing structural support for signs shall be 6.35 millimeters except that if galvanized, such members shall be not less than 3.1 millimeters thick. Steel pipes shall be of such quality as to conform to ASTM A 36. Steel members may be connected with one galvanized bolt provided that connection is adequate to transfer the stresses in the members.

b. Anchors and support, when of wood and embedded in the soil, or within 150 millimeters of solid shall all be of heartwood of a durable species or shall be pressure treated with an approved preservative.

SECTION 136. - ANCHORAGE. -

- Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in direction, horizontal or vertical, shall not exceed the safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pull and amounting to a force 25 percent greater than the required resistance for overturning.
- 2. Portable-ground signs supported by frames or post rigidly attached to the base shall be so proportioned that the weight and size of the base will be adequate to resist the wind pressure.
- 3. Portable-ground signs supported
- 4. Signs attached to masonry, concrete, or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied.
- No wooden blocks, plugs, or anchors with wood used in connection with screws or nails shall be considered proper anchorage, except in the case of signs attached to wood framing.

SECTION 137. - PROJECTION AND CLEARANCES. -

- 1. Clearance from High Voltage Power Lines Clearances of signs from high voltage power lines shall be in accordance with the Philippine Electrical Code.
- 2. Clearances from Fire Escapes, Exits, or Standpipes No signs or sign structures shall be erected in such a manner that any portion of its surface or supports will interface in any way with the free use of any fire escape, exit, or standpipes.
- 3. Obstruction of Openings No sign or sign structures shall obstruct any opening to such an extent that, light or ventilation is reduced to a point below that required by this Code. Signs erected within 1.50 meters of an exterior wall in which there are openings within the area of the sign shall be constructed of incombustible materials or approved plastics.

4. Projection Over Alleys - No sign or sign structures shall project into any public alley below a height of 3.00 meters above established sidewalk grade, nor project more than 300 millimeters where the sign structure is located 3.00 meters to 4.5 meters above establish sidewalk grade. The sign or sign structure must not project more than 1.00 meter into the public alley where the sign or sign structure is located more than 4.50 meters above established sidewalk grade.

SECTION 138. – LIGHTING. - Signs shall be illuminated only by electrical means in accordance with the Philippines Electrical Code.

TITLE 21 - FINAL PROVISIONS

SECTION 139. - EXISTING BUILDING STRUCTURES. - All buildings or structures constructed under R.A. 6544 or existing City Code or ordinances, if legally done in accordance therewith, shall be respected subject to such limitations as established in this Code.

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

SECTION 140. - RULES AND REGULATIONS. - The National Building Code and the Implementing Rules and Regulations as well as the Fire Code of the Philippines shall serve as suppletory to the provisions of this Code.

SECTION 141. - SEPARABILITY CLAUSE. - If any provisions of this ordinance or the application thereof is to any person or circumstance declared unconstitutional or invalid for any reason, the same shall not affect the validity of the other provisions.

SECTION 142. - REPEALING CLAUSE. - All laws, provisions or charters executive orders, ordinances, rules and regulations or parts thereof contrary to or inconsistent with the provisions of this code are hereby repealed or modified accordingly.

SECTION 143. – EFFECTIVITY. - This Code shall take effect upon its promulgation.

Done in the City of Naga, this _____ day of January 1997.

ENACTED: January ____, 1997

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

J. ANTONIO A. AMPARADO

City Secretary

LOURDES V. ASENCE, M.D. City Vice Mayor & Presiding Officer

APPROVED:

JESSE M. ROBREDO City Mayor