

24 February 2020

REPRESENTATIVE ELEANDRO JESUS F. MADRONA

Chairperson
Committee on Public Works and Highways
House of Representatives
Batasan Complex, Batasan Hills
Quezon City

Dear **Congressman Madrona**:

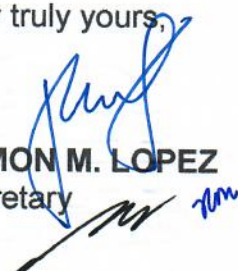
We are pleased to submit the Department's position on the Substitute Bill on the New Philippine Building Act, entitled:

“An Act Regulating the Planning, Design, Construction, Occupancy, and Maintenance of Buildings, Promoting Building resilience versus Earthquake, Fire, Flood, Storm, and Multiple Hazards, Enacting A New Philippine Building Act, Thereby Repealing Presidential Decree No. 1096, and for Other Purposes”

This is without prejudice to the Department's submission of additional inputs.

With my best regards.

Very truly yours,



RAMON M. LOPEZ
Secretary

OFFICE OF THE SECRETARY

DTI Position on

(House Substitute Bill on the New Philippine Building Act) **“An Act Regulating the Planning, Design, Construction, Occupancy, and Maintenance of Buildings, Promoting Building Resilience versus Earthquake, Fire, Flood, Storm, and Multiple Hazards, Enacting A New Philippine Building Act, Thereby Repealing Presidential Decree No. 1096, and for Other Purposes”**

The DTI supports the intent of the proposed legislation seeking to regulate the planning, design, construction, occupancy and maintenance of public and private buildings inasmuch as this would promote resiliency, safety, and technological capability of the country’s building, as well as, streamline and expedite the application process for securing building permits and certificates of occupancy.

The proposed legislation will provide an avenue to: (a) implement a framework of minimum standards and requirements in public and private buildings, thereby addressing safety and technological concerns; (b) mainstream disaster risk reduction and management, thereby increasing building resiliency; and (c) institutionalize a system that will provide for periodic review and flexible mechanisms to strengthen participation of relevant stakeholders, taking into account the importance of allowing for continuing innovation in building design and construction.

Under the DTI, the Construction Industry Authority of the Philippines (CIAP) and the Bureau of Philippine Standards (BPS), are at the forefront of promoting a more productive local construction sector through the development of construction policies and programs and formulation of up-to-date and relevant Philippine National Standards, respectively. The CIAP has also recently launched the Philippine Construction Industry Roadmap. The said roadmap aims to enhance the standards and compliance on sustainability and resiliency of buildings under its Policy Reforms action plans.

Towards this end, the Department concurs that the current National Building Code (P.D. 1096) should be amended to address the challenges encountered in the past and to update building regulations and standards in order to better safeguard life, health, property, and public welfare. We, therefore, push for the inclusion of CIAP and BPS as members of the Building Regulations and Standards Council (BRSC) as both agencies can provide valuable insights on construction policy and program formulation and implementation.

The Department also sees the need to formulate new minimum standards and requirements that would make the policy governing public and private buildings more resilient, flexible and impactful. The Philippines is a country that is vulnerable to disasters such as floods and earthquakes. Thus, it is necessary that the policy governing the construction of public and private buildings should

take into account the potential impacts of natural disasters and climate change to new infrastructure. In line with this, the Department wishes to emphasize the need to incorporate disaster-resiliency and preparedness measures and better monitoring of project development and implementation in the provisions of the new proposed building code.

In view of the above, the DTI wishes to submit the following comments and recommendations:

	Substitute Bill Provision	DTI Comments/ Recommendations
On the Scope and Application	Section 4	<p>We recommend replacing the provision with:</p> <p><u>“This Act shall cover all public and private buildings and structures and their location, siting, planning, design, materials, construction, use, occupancy, maintenance, addition, alteration, conversion, rehabilitation, relocation, repair, retrofit, and demolition. Not covered in this Act are structures that are regulated by other national laws or competent national agencies and which are covered by separate sets of rules and regulations and reference standards, which may include, among others: highways; bridges and viaducts; railroads; canals; river and shore improvements; dry docks; dams; irrigation; flood protection; tunnels; and transmission towers and lines”.</u></p>
On the use of the word “Accredited” for various definitions	Section 6a-6d	<p>Recommends that the word “accredited” as used in the proposed Consolidated House Bill be revised to <u>“recognized”</u>.¹</p> <p>Since the National Building Office is under DPWH and not a third-party body performing the accreditation or assessment activity as stated in the Consolidated House Bill, the nature of the work entails recognition, not accreditation</p>

¹ Definitions Based on ISO/ IEC 17000: 2004 definition of accreditation, recognition, and third-party conformity assessment activity

		Otherwise, conformity assessment activity performed by a person or body that is independent of the person or organization (DPWH) shall be necessary in order to qualify the activity as "accreditation."
On Definition of Business Contractor	Section 6j	<p>Recommends that definition be separated into two pertinent items/terms, namely: Contract and Contractor: Subject definitions suggested to read as follows, to wit:²</p> <p><u>Contract</u> – shall refer to the legally enforceable agreement, regardless of titles such as prime contract, subcontract, or deed of assignment, to carry out construction work, supply goods, and/or provide services</p> <p><u>Contractor</u> – refers to a person or organization duly registered and licensed by the Philippine Contractors Accreditation Board (PCAB) that undertakes and executes the awarded construction work in accordance to the accepted contract.</p> <p>Alternatively;</p> <p><u>Contractor</u> – refers to a person or organization duly registered and licensed by the Philippine Contractors Accreditation Board, whose proposal has been accepted and to whom the contract to undertake and execute the construction work was awarded.</p>
On Definition of Building Site	Section 6m	<p>Recommends that definition of Building Site be transformed into:³</p> <p><u>Building Site</u>- refers to the area of land or water where construction work or other development is undertaken, as described by technical descriptions delineating boundaries of the property to be developed over which the Building Owner has a title or legal right to build; for design purposes, the term</p>

² Definitions based on PNS ISO 6707-2: 2019

³ Definition based on PNS ISO 6707-1: 2019

		shall also cover areas and spaces around the area of land or water, the conditions of which bear on the operability and safety of the building or structure.
On Definition of Fire Resistance Rating	Section 6s	<p>Recommends that the phrase <i>generally recognized and accepted testing methods</i>, be revised to be more definitive, to wit:</p> <p><u>Fire Resistance Rating</u> – refers to the time, in minutes or hours, that a building material, assembly, or type of construction can withstand fire exposure as determined by recognized and accepted testing methods as specified in the Fire Code of the Philippines and applicable Philippine National Standards.</p>
On Definition of Reference Standards	Section 6y	<p>The standards, and rules and regulations, are not synonymous in nature and should not be presented as such for clarity. Thus, we suggest to make a separate definition for Philippine National Standards (PNS), and Reference Standards, to wit:⁴</p> <p><u>Philippine National Standards (PNS)</u> – refers to the documents, developed by the Building Regulations and Standards Council (BRSC) established through consensus, approved by the National Building Office, and promulgated by the Department of Trade and Industry - Bureau of Philippine Standards that provides, for common and repeated use, technical specifications, rules, guidelines or characteristics for activities or their results aimed at the achievement of the optimum degree of order in a given context.</p> <p><u>Reference Standards</u> – shall refer to PNS cited in the technical regulations as reviewed and deemed appropriate by the National Building Office.</p>

⁴ Definition based on ISO/ IEC Guide 2. Definitions of Standard, Regulation, and Technical Regulation.

On Definition of Rehabilitation	Section 6z	Suggests the definition of rehabilitation be changed to: ⁵ <u>Rehabilitation</u> – refers to the act or process of bringing back to acceptable functional conditions, an existing building or structure through repair and/or alteration while preserving those portions or features which convey its acknowledged heritage significance.
On Definition of Structure	Section 6gg	Clarify the exclusions in the definition of “ <u>Structure.</u> ” If they refer to those not covered under the proposed Act, then statement under Sec. 4 (Scope and Application) to that effect should be added.
On Definition of Vulnerability	Section 6ii	Suggests that definition of vulnerability be changed to: ⁶ <u>Vulnerability</u> – refers to the susceptibility of individuals, a community, assets or systems to the impacts of hazards as determined by physical, social, economic, and environmental factors, processes and conditions such as poor design and construction of buildings, inadequate protection of assets, lack of public information and awareness, limited recognition of risks and preparedness measures, and disregard for sound environmental management.
On Buildings Classified according to Use or Occupancy	Section 9	To distinguish normal residential buildings from socialized and economic housing covered by Batas Pambansa Blg. 220, we propose to modify Group R classification, to wit: <u>Group R, Residential occupancies are those, which sleeping accommodations are provided for normal residential or dwelling purposes, and shall also include those covered by Batas Pambansa Blg. 220, which are hereby classified as subgroups socialized (RS) and economic (RE).</u>

⁵ Based on PNS ISO 6707-2: 2019 Definition of Rehabilitation

⁶ Definition based on ISO 37123: 2019 Definition of Vulnerability

<p>On Interpretation and Protection of Site Environment</p>	<p>Section 15</p>	<p>For a cohesive and integrated development, the National Building Official may consider requiring each LGU (province, city or municipality) to have a "Master Plan" where future developments; classifications of buildings and structures to be erected; and local ordinances, as well as the permitting processes, and address the conditions under Section 15 pertaining to the protection of the state of the neighborhood and the environment surrounding a particular area/ locality would be incorporated. Such Master Plan per locality shall be approved by the National Building Official.</p>
<p>On Requirements in Hazard Zones and Special Sites</p>	<p>Section 17</p>	<p>Recommends the inclusion of a portion requiring Flood Impact Study conducted by a government agency as part of the requirements for issuance of building permits to mitigate and reduce the contribution of new constructions to flooding in the area where the structure is to be located.</p>
<p>On Innovative Technologies</p>	<p>Sections 18 & 29</p>	<p>Suggests the adoption of Smart Cities standards of ISO to promote sustainability, resiliency and innovative technologies;</p>
<p>On Design Requirements</p>	<p>Chapter IV</p>	<p>Recommends that provisions providing for design requirements and promulgation of different level of standards be referenced with Batas Pambansa Blg. 220 (BP 220) to avoid contradictory requirements.</p> <p>We suggest that the Chapter take into account the requirements and standards provided under Batas Pambansa Blg. 344 requiring the installation/ provision of facilities and other devices to enhance the mobility of disabled persons on certain buildings, institutions, establishments and public utilities.</p>
<p>On Safety</p>	<p>Section 24</p>	<p>Recommends the inclusion of streamlined guidelines to increase the</p>

		<p>safety in buildings, as well as improve inclusivity of Persons With Disability (PWDs) in the Implementing Rules and Regulations (IRR) of the proposed unified bill.</p> <p>Recommends as well that types of buildings (i.e., residential, commercial, educational, etc.) to be mandated to abide by the guidelines be duly identified.</p>
On Telecommunications Technology Readiness	Section 27	<p>Agrees with the proposal to mandate the installation of appropriate telecommunication facilities such as in-building solutions and fiber optic cabling in multi-dwelling buildings, commercial buildings, government and office buildings, public and private schools, and government and private hospitals so as to enhance good governance and key public services such as education, and public health and safety.</p>
On Reference Standards & Building Materials	Section 34	<p>The "Reference Standards" as defined under the Definition of Terms of the bill should be further elucidated to use the Philippine National Standards (PNS) as reference. Similarly, the general requirements for materials should also use the PNS as a measure of compliance.</p> <p>Recommends the inclusion of pertinent sections on the criteria for material selection based on sustainability that shall establish sustainability standards for government owned buildings and shall mitigate negative environmental, economic, and social impact. Such provisions are suggested to provide for criteria in selecting structural and other critical materials to be used in the building.</p> <p>In addition, this section should also provide for the use of indigenous and innovative materials as alternative/ substitute materials for specific type/</p>

		<p>classification of buildings as certified by a competent/ authorized government agency in accordance with existing relevant laws/ orders/ issuances.</p> <p>In addition, suggests that all building materials and components be compliant with the requirements prescribed by the Act, Technical Regulations, and Reference Standards.</p> <p>Likewise, product standards promulgated by competent national agency should also be harmonized with or incorporated together with the Technical Regulations under the proposed Act.</p>
<p>On Building Permit Requirements and Maintenance, Inspection and Assessment of Buildings and Reporting to the Office of the National Building Official</p>	<p>Section 37</p>	<p>Recommends the inclusion of a provision requiring the submission of operations and maintenance agreements from Building Permit applicants prior to its passage into law to ensure:</p> <ul style="list-style-type: none"> • the maximum utilization of the project to its full economic life cycle; and • better monitoring of project development and implementation to ensure that all new infrastructure built is of a quality and is resilient to natural disasters and climate change. <p>In addition, there should be a separate system for inspection and assessment of ongoing construction and for built structures and buildings.</p> <p>For inspection and assessment of ongoing construction, we propose to use the Constructors' Performance Evaluation System (CPES) mandated under RA 9184 for use in government infrastructure projects, to evaluate/ assess the performance of the constructors using a checklist covering the following criteria:</p> <ol style="list-style-type: none"> 1.) Workmanship 2.) Materials

		<p>3.) Time</p> <p>4.) Environmental, Safety, and Health</p> <p>5.) Resources Deployment, and</p> <p>6.) Facilities</p>
On the Mandatory Comprehensive Nationwide Inspection of Buildings	Section 37	Recommends that the proposed nationwide inspection of buildings be subsumed under the Implementing Rules and Regulations (IRR) of the proposed bill. Also suggests the involvement of Local Government Units (LGUs) in the mandatory inspection for efficiency purposes.
On Occupancy, Maintenance, and Abatement of Buildings	Sections 37 - 39	There should be clear guidelines in cases where retrofitting works are recommended and such would involve change in the original design or may result to change in occupancy or use of the building/ structure. Such guidelines should also clarify the passing on/ assigning of liability of the design professionals and approving authority/ies.
On Administrative Powers, Obligations, and Functions	Section 40	<p>Suggests that the bill clarify the delineation of responsibility between the National Building Officer (NBO) and:</p> <ul style="list-style-type: none"> • The Bureau of Philippine Standards (BPS) as the agency to promulgate the reference standards of public and private building;⁷ • The Philippine Accreditation Bureau (PAB) as the body mandated to perform accreditation on inspection, testing, certification and other conformity assessment bodies.⁸
On the Building Regulations and Standards Council	Section 41	Suggests that the word "rules and regulations and reference standards" (Section 4, Lines 21-24, Lines 10 -12 & Lines 24-25) be changed to "Philippine

⁷ Republic Act 4109 mandates BPS to promulgate standards as Philippine National Standards (PNS)

⁸ Executive Order 802 series of 2009, mandates PAB to perform accreditation on inspection, testing, certification, and other conformity assessment bodies

		<p>National Standards, Reference Standards and corresponding Technical Regulations.”</p> <p>Strongly suggests that both DTI-CIAP and BPS be included as members of the Building Regulations and Standards Council (BRSC) as both agencies have a stake in regulating the construction industry and regulating standards of materials used in construction, respectively.</p> <p>Suggests that the word “Undersecretary” for lines 33-34 be changed into Undersecretary/ies as provisions of the Act fall under the jurisdiction of two functional groups in DTI.</p> <p>Suggests that PNS be added as a reference standard along with other internationally recognized standards, taking into account local conditions.</p>
On Responsibilities of Building Owners	Section 49	<p>To emphasize due diligence on part of the Building Owners in hiring competent contractors, modify item (e.) to read as follows:</p> <p>“Engaging the services of Building Professionals and/or Building Contractors <u>duly registered and licensed by the Philippine Contractors Accreditation Board (PCAB) of the Construction Industry Authority of the Philippines (CIAP)</u> for any proposed construction, as may be required by this Act”</p>
On Responsibilities of Building Professionals	Section 50	<p>To highlight the standards on materials, equipment, and safety and health in construction required under existing laws or orders, modify item (b) thereof to read as follows:</p> <p>“Professionals in charge of construction shall be responsible for the correctness of construction, including correctness and conformance to standards of</p>

		<p>materials used, appropriateness and soundness of equipment, procedures followed, and temporary works carried out in compliance with construction methodologies and standards; for compliance with safety and health requirements; and for proper construction supervision at the site works, ensuring compliance with all existing laws or ordinances, rules and regulations as applicable during the time of construction. They shall be responsible for the consistency and integrity of the documents such as logbook and as-built plans. They shall also be responsible for the submission of the said documents, all duly signed and sealed, upon completion or stoppage of construction, to the Local Building Official.”</p> <p>In addition, we also recommend the addition of a section to include Other Professionals as defined in the proposed bills to wit:</p> <p>Other Professionals engaged to perform specific task shall accomplish such assigned task with highest degree of professionalism, reasonableness, and moral standards; and shall act within the bounds of the authority delegated to them:</p> <ol style="list-style-type: none">1. Accredited Certifiers shall assess the structural integrity and stability of a building or structure;2. Structural Peer Reviewer shall evaluate the structural design of a proposed/ new building or structure and to verify if such conforms/ complies with this Act, as well as existing/ applicable rules and regulations, and reference standards;3. Accredited Inspectors shall assist the Local Building officials in the conduct of inspection of buildings or structures based on
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		<p>the inspection activities identified in accordance with this Act, as well as existing rules and regulations, and reference standards;</p> <p>4. Accredited Testing Laboratories' technical personnel authorized to conduct tests and issue certifications shall observe accuracy and diligence in his work at all times.</p> <p>The rules and regulations that would be formulated in regard to the engagement of the services of these professionals should clearly define their roles and responsibilities, scope of work, extent of authority, and liability under existing laws.</p>
<p>On Responsibilities of Building Contractors</p>	<p>Section 51</p>	<p>We also recommend the modification of the section, to wit:</p> <p>“To promote accountability, Building Contractors shall adhere to the duly signed and sealed drawings, technical specifications and construction procedure, as prepared and certified by the Building Professionals and relied upon by the Local Building Officials, in the issuance of the permit. They shall also adhere to the additional details, issued during construction, conforming to the submitted documents. Building Contractors shall comply with all relevant laws, orders, ordinances, rules and regulations, including those pertaining to safety and health of construction workers, in addition to protection afforded to them by labor laws. As principals, they shall be solidarily responsible for the acts and omissions of their representatives, agents, subcontractors, and/or employees in relation to construction. They shall engage Building Professionals in-charge of construction. The Building Contractors shall ensure that its PCAB license is valid from start until completion of construction of the</p>

		project, and shall provide the Building Owners certified copy thereof or any proof of its authenticity and validity.
On Expediting and Streamlining the Business Permit application process	Chapter IX	Agrees with the objective of the proposed legislation to streamline the application process for business permits and certificates of occupancy to increase efficiency and to avoid unnecessary delays in the process
On Grounds for Non-Issuance, Suspension, or Revocation of Permit	Section 57	<p>Include in the provision as a ground for non-issuance, suspension, or revocation of permit, the:</p> <p>Non-compliance by the Building Contractor on the requirement for a valid PCAB license prior to start of construction until its completion.</p>
On Prohibited Acts and Omissions	Section 63	<p>Include the following under item (a), prohibited acts and omissions by the building owner and/ or representative:</p> <p>(9) authorize the use of materials not conforming to reference standards or those prescribed by this Act, rules and regulations, and reference standards, or those not authorized/ approved by the Local Building Official, which may have adverse effect on the safety and health of the people and/or the integrity of the building/ structure.</p>
On Fines, Penalties and Criminal Liabilities and Sanctions	Sections 64 - 66	<p>Instead of percentages based on project cost, consider fixed amount for every possible offense depending on the gravity and implication of the offense.</p> <p>In addition, we suggest that the computation/ formula of the total project cost be included in the section. The imposition of a fine amounting to P10,000.00 can be said as an outdated amount given that this was computed more than 40 years ago (1978) and is not discouraging enough to violators. Thus, we see that there is a need to align the penal provisions with the latest computation of the total project cost.</p>

		<p>On another note, the rules and regulations should clearly provide the procedures for filing and resolution of complaints against local building officials, building owners, building professionals, building contractors, accredited certifiers, accredited structural peer reviewers, and accredited testing laboratories.</p> <p>Engagement of services of building professionals, certifiers, structural reviewers, and testing laboratories shall require endorsement/ conformity of their respective organizations/ associations as police power mechanism to prevent commission of any prohibited acts and omissions set forth in Sec. 63.</p>
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The Department sees the need to formulate new minimum standards and requirements that would make the policy governing public and private buildings more resilient, flexible and impactful. The Philippines is a country that is vulnerable to disasters such as floods and earthquakes. Thus, it is necessary that the policy governing the construction of public and private buildings should take into account the potential impacts of natural disasters and climate change to new infrastructure. In line with this, the Department wishes to emphasize the need to incorporate disaster-resiliency and preparedness measures and better monitoring of project development and implementation in the provisions of the new proposed building code.

Subject to the passage of the consolidated bill, we also wish to submit our preliminary recommendations/ inputs to some of the most pressing issues that should be addressed under the Implementing Rules and Regulations to be formulated (see Annex A for full details), as follows:

- Material Selection and Sustainability;
- Sustainability: Effect of the Environment on the Material;
- Availability of a unified set of standards, methods, and practices;
- Parking and Circulation Requirements;
- Vulnerability to multiple hazards;
- Insufficient regulations for non-engineered/ low cost construction;
- Insufficient regulation for complex structures;
- Fire Extinguishing Systems, as well as Electrical, Electronic and Mechanical Regulations;
- Sanitation and Pollution Control;
- Reduction of Carbon Footprint;
- Special Sites;

- Fees and Fines;
- Qualification of Building Officials; and
- Application for Permits.

To reiterate, the Department strongly supports the passage of the substitute bill subject to our comments and recommendations.



Bureau of Trade & Industrial Policy Research

24 February 2020

Ref: BTIPR-012020-215

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Annex A

Summary of CIAP's Inputs on the revisions to the National Building Code (P.D. 1096) and its Implementing Rules and Regulations [Submitted to the National Building Code Review Committee of the Department of Public Works and Highways (DPWH) and to the NBCP Revision Project Team of the UP NEC-BRS Project Team]

Issues	Inputs
<p>1. Material Selection and Sustainability</p>	<ul style="list-style-type: none"> • Include in the technical specifications the <i>Criteria</i> in selecting structural and other critical materials; • The <i>Criteria</i> should be signed by all design professionals involved in a particular project, and should also consider a situation wherein a member of the design team made reservations on certain aspects of the design and/or selected materials; • Verification on the integrity of the submissions shall be done by competent design professionals not involved in the project, in lieu of the Building Official, so as to expedite the process of issuance of building permit; such design professionals shall be appointed by, and shall be under the direct supervision of, the Building Official or the DPWH Secretary; • The <i>Criteria</i> shall be consistent and in harmony with all applicable laws/codes, such as the Philippine Green Building Code, etc.; • If the design requires the use of indigenous or local materials, the <i>Criteria</i> shall include the source or the place where such materials will be sourced; thus, the requisite clearances (from DENR and other concerned government agencies) shall form part of the submission, including the laboratory test results, if applicable; • The <i>Criteria</i> shall consider the sustainability of the materials and/or the building/structure.
<p>2. Sustainability: Effect of the Environment on the Material</p>	<ul style="list-style-type: none"> • Maintenance works for structural and critical component of a building shall be done in the presence of the Building Official and/or any authorized competent professionals, especially if indigenous materials were used wholly or partly as component of the parts of the building/structure. • The CIAP, through its implementing board, the Philippine Domestic Construction Board (PDCB), implements the Constructors Performance Evaluation System (CPES) pursuant to Section 12, Annex E of the Revised Implementing Rules and Regulations of R.A. 9184. One of the criteria in CPES is the contractor's observance of

	<p>Environmental, Safety and Health (ESH). The contractor must learn to care for his environment and must try his best not to pollute during project prosecution. The contractor gets a zero (0) rating for non-compliance and a full score for compliance.</p>
<p>3. Availability of a unified set of standard, methods, and practices</p>	<ul style="list-style-type: none"> • Commercially available materials should have the corresponding seal of quality by the appropriate government agency (PS Mark by the Bureau of Philippine Standards), and shall be labelled as to its specifications, composition, intended use, name of manufacturer, etc., for the information and benefit of the consumers; • Include in the proposed new section the use of standard contracts for different types of contracts and kinds of projects, including CIAP Document 102 (Uniform General Conditions of Contract for Private Construction) • Regular review/updating of standards; fix period for review/updating, but should be flexible in case need arises; • Involve all stakeholders in the review/updating of standards, which shall include, but is not limited to the ff: design professionals, constructors, manufacturers, suppliers/distributors, consumers, all concerned/relevant government agencies and professional organizations, etc.; • Advisable if only one (1) government agency will handle this as the lead agency, which shall ensure compliance to standards by all concerned, including info dissemination; CIAP proposes to undertake this task • Testing laboratories shall cater all kinds of tests for all construction materials; take into account the accessibility and sufficiency in number of testing laboratories nationwide; consider accreditation of private/third-party testing centers • Materials to be used should be backed up with certification and laboratory test results, especially for indigenous materials/new technology; • The Accreditation body shall be composed of stakeholders in the construction industry and relevant government agencies; CIAP proposes that it be part of the Accreditation body
<p>4. Parking and Circulation Requirements</p>	<ul style="list-style-type: none"> • Provide more parking slots for office/commercial buildings; • Parking slots for condominiums (residential use) shall be proportionate to the number of units; • Design of ramps, turning radius, and height clearance shall suit all types of vehicles

<p>5. Vulnerability to multiple hazards</p>	<ul style="list-style-type: none"> • Re: proposal to include Flood Impact Study as part of the requirements for issuance of building permit, the flood impact study should be done by the concerned government agency; flood maps should be made available and regularly updated; • All new constructions, more particularly condominium buildings (for office, commercial, residential use) and malls, shall be required to submit, as part of the requirements for the issuance of building permit, a Flood Mitigation Plan indicating the design strategy undertaken in order not to contribute more in the flooding in the area where the structure is located.
<p>6. Insufficient regulations for non-engineered/ low cost construction</p>	<ul style="list-style-type: none"> • Establish a system for accreditation of new building technologies and use of indigenous or alternative materials for socialized and economic housing projects and for other buildings/structures; • Create an Accreditation body/agency; CIAP proposes that it be part of the Accreditation body; • Special equipment necessary for manufacturing of these materials/new technologies should also be covered under the NBC; • Integrate in the NBC the minimum design standards and requirements for economic and socialized housing projects set forth under BP 220; • Adjust cost for classification of indigenous family dwellings
<p>7. Insufficient regulation for complex structures</p>	<ul style="list-style-type: none"> • Advisable to have Review Committee composed of at least 3 competent professionals with specialization related to the special structure being reviewed, instead of an individual professional/structural engineer, in order to have a more objective assessment of the design of the subject special structure; As such, guidelines for submission of nominees and selection of the members of the Review Committee should be formulated, including the timeline for the review process and the procedure that need to be undertaken in case no consensus is arrived at by the Review Committee or in case an objection or appeal is made on the assessment done by the Review Committee, and in such case, who has the final authority on the matter; should take into account the qualifications of the members of the Review Committee, the accountability, professional fees, etc. • Harmonize DOH regulations/requirements with the NBC and all relevant laws/codes • Permit issued by DOH shall still be subjected to

	<p>approval of the Building Official and/or review by competent design professionals</p> <ul style="list-style-type: none"> • Require mandatory evaluation of the structural integrity of buildings/structures built, particularly for those categorized as special structures • The number of evacuation centers on a particular area/city/province shall be based on the vulnerability and affected residents of such area/city/province
8. Fire Extinguishing Systems; Electrical and Mechanical Regulations; Electronic	<ul style="list-style-type: none"> • Harmonize all laws/codes/regulations • Include provisions for ICT installations, Security Systems, including CCTV installation • Change all references to "Fire-Extinguishing" to "Fire Protection" • Include provision on which law/code/regulation should prevail in case of conflicting or lacking provisions in the existing laws/codes/regulations • Include provisions for electronic systems, equipment and installations
9. Sanitation and Pollution Control	<ul style="list-style-type: none"> • Include provision on which law/code/regulation should prevail in case of conflicting or lacking provisions in the existing laws/codes/regulations • Indicate the requirement for condominiums built on areas where there is no drainage system or the existing drainage system cannot adequately address flood hazards • Use the term "solid waste" in lieu of "refuse" to be more definitive • For buildings/condominiums, require the use of materials for enclosures (walls and floors) which can minimize noise and vibration
10. Reduction of Carbon Footprint	<ul style="list-style-type: none"> • Harmonize all existing laws/codes/regulations pertaining to construction, health, safety, and environmental concerns
11. Special Sites	<ul style="list-style-type: none"> • Require mandatory evaluation of the structural integrity of buildings/structures built on special sites (e.g. reclaimed sites) • Minimum design requirements for buildings/structures built on special sites, taking into account the effects of the environment such as temperature, exposure to storm surge, etc. • Evaluation of design shall be done by the Review Committee
12. Fees and Fines	<ul style="list-style-type: none"> • Categorize the violation/s committed as to minor or major; structural, architectural, etc., and assign each category the corresponding percentage; assign base amount for each category of violation committed; compute fines/penalties based on percentage of category of violation committed multiplied by the total project cost or cost of the particular item of

	<p>work where violation is committed, i.e. site development, concreting works, structural works, architectural works, MEPFS, etc.</p>
<p>13. Qualifications of Building Officials</p>	<ul style="list-style-type: none"> • The Building Official should be a civil/structural engineer. A civil/structural engineer practices almost all aspects of engineering, which involves planning, designing, constructing, maintaining, and operating infrastructures; while those practicing other disciplines of engineering, such as electrical, mechanical, chemical, etc., practice engineering only in their field of specializations, and as such, may not possess the knowledge and expertise a Building Official should have in order to implement the provisions of the NBC. • The other engineers and urban planners shall be considered if requires evaluation by peer review or Review Committee, particularly on special structures and/or structures built on special sites. • Clearly define the Building Official's duties and responsibilities, accountabilities/liabilities, and extent of jurisdiction especially in cases when there's need to refer to, and to interpret/apply/implement relevant provisions of, NBC's referral codes/laws, as well as his rights and privileges when lawsuits are filed against him in his official capacity as Building Official
<p>14. Application for Permits</p>	<ul style="list-style-type: none"> • Identify other possible proof of ownership and the supporting documents that need to be presented to establish its authenticity/validity • The Environmental Impact Assessment (EIA) should be part of the feasibility study and/or design phase of a project, such that initial clearance can be secured with DENR-EMB in order for the project to proceed with the finalization of the design plans and specifications, costing, etc.; this will facilitate the release of the ECC and consequently, the issuance of the building permit.