Commonwealth of the Philippines
Department of the Interior
QUEZON CITY
City Council

ORDINANCE Numbered 9.

AN ORDINANCE REGULATING THE CONSTRUCTION, ALTERATION, REPAIR, DEMOLITION AND REMOVAL OF BUILDINGS AND STRUCTURES IN QUEZON CITY AND THE INSTALLATION, ALTERATION, REPAIR, USE, OPERATION AND MAINTENANCE OF APPLIANCES AND EQUIPMENT THEREIN AND PROVIDING FOR THE ISSUANCE OF PERMITS THEREFOR.

Be it ordained by the City Council of Quezon City, that:

SECTION 1.- It shall be unlawful for any person, firm or corporation to commence or proceed with, or to cause or permit to be commenced or proceeded with, the erection, construction, building, reconstruction, enlarging, alteration, changing, adding to, repairing, moving, building upon, moving, removal or demolition of any building or structure, or any portion thereof, or the equipment or appliances or appurtenances therein or therefor, within Quezon City unless a permit in writing so to do has first been obtained for each and every separate building or structure, as hereinafter provided:

(a) For any such construction work hereinabove mentioned referred to whenever the cost or value thereof exceeds ₱20.00;

(b) For any such construction or work to any apartment house or hotel building, or any such portion thereof, irrespective of the cost or value of such construction or work;

(c) For any such construction or work to any fire escape, or any portion thereof, located upon, in or in connection with any building, irrespective of the cost or value of such construction or work;

(d) For the erection of any sign, signboard or sign device upon any building;

(e) For any such construction or work to any building or structure or any portion thereof, affecting the structural stability or safety thereof, or affecting the safe use or occupancy thereof, or affecting the fire protection equipment or apparatus required by ordinance or affecting the means of ingress to or egress from any building, or for the removal, elimination, obstruction, alteration, or changing of any door, corridor, hallway, passageway, stairway, boiler or heating or ventilating appliances, or any room in connection therewith, irrespective of the cost or value of said construction or work.

The provisions of this section shall not be deemed or construed to prohibit the issuance of one permit for each building or structure covering all, or any combination of the construction work provided for in subsections (a), (b), (c), (d) and (e) of this section, whenever applications are made

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therefor and plans and specifications as hereinafter required are filed showing all of the construction and work proposed to be done; provided, however, that the issuance of any permit shall not grant any right or privilege to do any construction or work not provided for in said permit, as shown by the application or plans and specifications filed therefor; and provided, further, that an additional and separate permit shall be obtained as in this section provided for any construction or work other than that for which any permit was issued.

Provided, however, that the provisions of this section shall not be deemed, construed or held to require any permit for painting.

No fee shall be charged for any permit issued as provided for in subdivisions (b), (c), (d), and (e) of this section whenever the cost or value of the proposed construction or work does not exceed ₱20.00 but in all other respects said permits shall be issued as herein provided.

Any person desiring such permit shall file with the City Engineer an application therefor, which application for such permit shall be made by the owner or his agent. Such application shall set forth the land upon which the proposed work is to be done, describing the same by lot and block, or other description by which the same may be readily located or identified, the general dimensions of the building or structure to be erected, constructed, built, reconstructed, enlarged, altered, changed, added to, repaired, raised, built upon, moved, removed, or demolished; the number and height of the stories thereof; the name of the owner, the architect, contractor, or builder, and the estimate of the entire cost of the proposed work; and shall set forth the purpose for which such building, alteration or repair is designed.

When such application is made and plans and specifications in conformity with the provisions of this ordinance are filed with the city engineer, said engineer shall then issue a permit and shall file such application and shall apply to such plans and specifications, endorsement to the effect that the plans and specifications to which the same has been applied comply with the terms of this ordinance. The plans and specifications so noted or stamped shall be returned to such applicant. Two true copies of plans drawn on paper or cloth or a print and specifications shall be filed at the Office of the City Engineer, one of which sets shall become a part of the official records of the City Engineer and the other set shall be transmitted by the City Engineer to the City Health Officer. The following drawings may be required:

(a) A plan showing the location of the structure with reference to the boundaries of the lot;

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therefor and plans and specifications as hereinafter required are filed showing all of the construction and work proposed to be done; provided, however, that the issuance of any permit shall not grant any right or privilege to do any construction or work not provided for in said permit, as shown by the application or plans and specifications filed therefor, and provided, further, that an additional and separate permit shall be obtained as in this section provided for any construction or work other than that for which any permit was issued.

Provided, however, that the provisions of this section shall not be deemed, construed or held to require any permit for painting.

No fee shall be charged for any permit issued as provided for in subdivisions (b), (c), (d), and (e) of this section whenever the cost or value of the proposed construction or work does not exceed ₱20.00 but in all other respects said permits shall be issued as herein provided.

Any person desiring such permit shall file with the City Engineer an application therefor, which application for such permit shall be made by the owner or his agent. Such application shall set forth the land upon which the proposed work is to be done, describing the same by lot and block, or other description by which the same may be readily located or identified, the general dimensions of the building or structure to be erected, constructed, built, reconstructed, enlarged, altered, changed, added to, repaired, raised, built upon, moved, removed, or demolished; the number and height of the stories thereof; the name of the owner, the architect, contractor, or builder, and the estimate of the entire cost of the proposed work; and shall set forth the purpose for which such building, alteration or repair is designed.

When such application is made and plans and specifications in conformity with the provisions of this ordinance are filed with the city engineer, said engineer shall then issue a permit and shall file such application and shall apply to such plans and specifications, endorsement to the effect that the plans and specifications to which the same has been applied comply with the terms of this ordinance. The plans and specifications so noted or stamped shall be returned to such applicant. Two true copies of plans drawn on paper or cloth or a print and specifications shall be filed at the Office of the City Engineer, one of which sets shall become a part of the official records of the City Engineer and the other set shall be transmitted by the City Engineer to the City Health Officer. The following drawings may be required:

(a) A plan showing the location of the structure with reference to the boundaries of the lot;

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(b) The general drawing consisting of the foundation and footing plan;
(c) The plan of the floors and roof;
(d) Transverse and longitudinal sections;
(e) At least two elevations;
(f) The necessary framing plans to show the complete framing of the building or structure.

Should the City Engineer find that the provisions herein set forth do not definitely or clearly show the [illegible] of the structural parts, he may require the filing of detail plans of such part on a suitable scale. Each such plan and drawing shall be drawn on paper or cloth to a scale of one to two hundred when the lot is less than thirty meters in its narrowest dimensions and not more than sixty meters in length and one to four hundred when the lot shall be greater in dimension as before, such drawing to be in ink, or by some other process which will not fade or become obliterated. The outside dimensions of the lot a nd building shall be given. All distances and dimensions shall be accurately figured and drawings shall be made explicit and complete. All said plans presented shall be accompanied by a set of specifications describing all materials to be used in the proposed building. The drawings shall show the entire water and sewerage system and all drains, soil and waste pipes, and the location of all plumbing fixture, electrical wiring, and electric outlets.

It shall be unlawful for any person to erase, alter or modify any line, figure or coloring contained on any such drawing or specifications so approved or stamped by the City Engineer or filed with said City Engineer for reference. It shall be unlawful for any person to deviate in any manner affecting the structural features or the stability of the building from the terms of the application, drawing or specifications, unless notice in writing of such intention to alter or deviate shall be given to the City Engineer and the permission in writing of said City Engineer be first obtained.

Alteration in buildings made prior to the completion thereof which do not involve any additional cost of the proposed work or any change in the structural features or of the stairways, fire escape or other means of communication, or ingress or egress, and that are not in violation of any of the provisions of this ordinance, may be made without the permission of the said City Engineer.

Nothing in this Ordinance contained shall apply to or affect or authorize the moving of any building along, upon, or over any public street, alley, court or place.

Before any permit is issued a fee based upon the cost or value of such construction or work as provided in Section 2 of this Ordinance, shall be paid for such permit.

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Repealed by Ordinance No. 44 S. 1940 as amended by Ord. 47 S. 1947

SEC. 2.- The City Engineer, before granting any permit required by Section 1 of this Ordinance, shall collect a fee from the applicant for such permit in the amount or amounts as provided for in this section, as follows:

Repealed by Ord. 139 S. 1947

Cost or Value of Proposed Work	Fee
From ₱50.00 to ₱75.00	₱ 1.00
From ₱75.00 to ₱200.00	2.00
From ₱200.00 to ₱300.00	2.50
From ₱300.00 to ₱400.00	2.75
From ₱400.00 to ₱500.00	3.00
From ₱500.00 to ₱600.00	3.25
From ₱600.00 to ₱800.00	3.50
From ₱800.00 to ₱1,000.00	3.75

And for each ₱100.00, or fractional part thereof, of the cost or value of such construction or work in excess of ₱1,000.00 and not exceeding ₱20,000.00, fifty (50) centavos.

And for each ₱1,000.00, or fractional part thereof, of the cost or value of such construction or work in excess of ₱20,000.00 and not exceeding ₱50,000.00, one peso and fifty centavos (₱1.50).

And for each ₱1,000.00, or fractional part thereof, of the cost or value of such construction or work in excess of ₱50,000.00 and not exceeding ₱100,000.00, one peso (₱1.00).

And for each additional ₱1,000.00, or fractional part thereof, of the cost of value of such construction in excess of ₱100,000.00, fifty centavos (₱0.50).

Repealed by Ord. No. 44

SEC. 3. Any person, firm or corporation, desiring to deviate from the plans and specifications, application or drawings in the construction, alteration, repair or demolition, as the case may be, which affects the structural features or the stability of the building, for which a permit has already been issued, shall make application for new permit and shall pay the same fee as hereinbefore provided, based on the entire cost of the changes, provided, that the City Engineer is hereby authorized to permit minor changes and deviations to be made without requiring a permit, provided such changes are in conformity with the Ordinance.

SEC. 4. In the case of the moving of any building or structure the fees to be collected are to be based on the total cost of the work proposed to be done, inclusive of the cost of the actual moving while on the public street, alley or other public place.

SEC. 5. The above mentioned fees do not include any other work for which a permit is required by any other ordinance of Quezon City.

SEC. 6. If any person, firm or corporation shall commence the erection, construction, building, reconstruction, enlarging, alteration, changing, adding to, repairing, moving, building upon, moving, removal, or demolition of any building or structure, without a permit first having obtained from said City Engineer as required by this Ordinance, notice in writing to obtain such

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permit shall be served by said City Engineer upon such person, firm or corporation, or shall be posted upon such building, and if such person, firm, or corporation shall refuse, fail or neglect, for a period of twenty-four hours, exclusive of holidays, after the service, or posting of such notice to obtain such permit, such person, firm or corporation shall be required, upon subsequently taking out such permit, to pay for the same double the amount of the fee hereinbefore provided for such permit; provided, however, that any failure of said City Engineer to serve such notice shall not relieve any person, firm or corporation from any liability or penalty imposed by or provided for in this Ordinance.

SEC. 3.- All fees shall be paid to the City Treasurer and official receipt therefor shall be presented to the City Engineer before permit is issued to the applicant or his agent. The City Engineer shall keep in proper books an accurate account of all fees paid under this Ordinance, giving the name of the owner upon whose account the same was paid, and the date and the amount thereof, together with the house number of said premises, if there is any, which books shall be open for public inspection.

SEC. 4.- If the work authorized by a permit is not commenced within 120 days from the date thereof or if the work authorized by such permit shall be suspended or abandoned by the owner of said building for a period of 120 days, then such permit shall thereafter be null and void, and before such work can be recommenced, a new permit shall be taken out, and the same fees as hereinbefore fixed for the original permit shall be paid therefor.

SEC. 5.- Any violation of the provisions of this Ordinance shall be punished by a fine of not more than two hundred pesos or by imprisonment for not more than six months, or by both, in the discretion of the Court.

(Amended by Ord. #449)

SEC. 6.- This Ordinance shall take effect on the passage.

Unanimously passed, November 20, 1939.

(SGD.) TOMAS B. MORATO
City Mayor

(SGD.) A. D. WILLIAMS
City Secretary

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