

Building Ordinance & Amendments

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Ord ORDINANCE Numbered 1530 / 8195v

AN ORDINANCE REGULATING THE CONSTRUCTION, ALTERATION, REPAIR, DEMOLITION, AND REMOVAL OF BUILDING 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 AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF.

Be it ordained by the 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, raising, or building upon, within Quezon City, unless a permit in writing to do so has first been obtained for each and every separate building or structure, as hereinafter provided:

(a) For any such construction work hereinabove referred to whenever the cost or value thereof exceeds P50.00;

(b) For any such work involving repair, of any building or structure, or any portion thereof, whenever the cost or value exceeds P100.00;

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

(d) For any such construction or work involving any fire escape, or any building irrespective of the cost or value of such construction or work;

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

(f) For any such construction or work involving any building or structure or any portion thereof, effecting the structural stability or safety thereof, or affecting the fire protection equipment or apparatus required by ordinance or affecting the means of ingress 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 of the 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 and work provided for in subsections (a), (b), (c), (d), (e) and (f) of this section, whenever applications are made in accordance with the specifications as hereinafter provided and 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 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 subsection (b) whenever the cost or value of the proposed work does not exceed P100.00, and subsections (c), (d), (e) and (f) of this section whenever the cost or value of the proposed work does not exceed P20.00, but in all other respects said permit 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 apply to such plans and specifications, notation 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 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;
- (b) The general drawing consisting of:
 - (1) The foundation and footing plan;
 - (2) The plan of the floors and roof;
 - (3) Transverse and longitudinal sections;
 - (4) At least two elevations; with
 - (5) The necessary framing plans to show the complete framing of the building structure;
 - (6) The necessary details of structural parts;

Should the City Engineer find that the provisions therein set forth do not definitely or clearly show the



framing 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 and 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 fixtures, electrical wiring and electrical outlets.

It shall be unlawful for any person to erase, alter or modify any line, figure or coloring contained in any drawing or specifications so approved or stamped by the City Engineer or filed with said City for reference. It shall be unlawful for any person to deviate in any manner affecting the structural features or the stability of the building or involving change in building location or floor area from the terms of the applications, drawing of 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 Engineer be first obtained.

Alterations in building made prior to the completion thereof which do not involve any additional cost of the proposed work or any change in the structural features of the stairways, fire escapes or other means of communication; or ingress and 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.

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 or involving change in building location or floor area, for which permit has already been issued, shall submit amendment plans and/or specifications therefor and shall pay any additional fee as may be required based on the schedule of fees fixed by ordinances, provided, that the City Engineer is hereby authorized to permit minor changes and deviations to be made without requiring a permit if such changes are in conformity with this ordinance. In the case of alteration involving an addition to the floor area of a building or structure, such addition shall be considered as consisting of an amendment to the plans submitted for the original proposed or existing construction, the additional fee to be as required by ordinance for each square meter of floor area or fraction thereof, provided that such addition is commenced within 120 days from the date of approval of the permit for the original construction. If commenced after the said 120 days, it shall be considered as an addition to a building already completed, the additional fee to be as fixed by ordinance.

When the work for which any building permit was issued is not being performed in accordance with plans and specifications on file, it shall be the duty of the City Engineer to notify the owner or his agent that the work is being carried on in violation of the permit and that such work must be suspended until a permit for such deviation from the plans or specifications is filed. If the owner or his agent fails to comply with said notice on the service, it shall be the duty of the City Engineer to revoke the permit. Written notice of such revocation signed by City Engineer shall be immediately served upon the owner or his agent and shall be posted on the premises, and it shall be unlawful for any person to perform any work in or about such structure thereafter.

With the previous approval of the City Mayor in each case, the City Engineer may order the removal of buildings and structures erected in violation of this Ordinance or the removal of the materials employed in the construction or repair of any building or structure thereof.

The City Engineer, his assistants or other authorized representatives, after having duly identified themselves, may enter into and inspect any building site or premises, or any new or unoccupied building site or premises or any building under construction, repair or removal, or any building alleged to be unsafe or damaged, provided, that the owner or occupant thereof shall be duly notified in advance of the intended inspection.

It shall be the duty of the City Engineer to make or cause to be made a final inspection of all buildings of strong materials before any such buildings may be occupied. If such building is found to have been constructed in conformity with the provisions of this Ordinance, the City Engineer shall issue to the owner or his agent a written certificate to that effect. The owner or his agent shall notify the City Engineer when the building is ready for his final inspection.

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

SECTION 2. The City Engineer shall before granting any permit require the applicant for such building permits the payment to the City Treasurer of such amount as provided for by ordinance.

SECTION 3. Permits for buildings devoted to charitable purposes:

The City Engineer may issue a permit for the construction of hospitals, nurses homes, and buildings exclusively devoted to charitable purposes and the like; Provided, that the fee for the single building as hereinabove specified, shall not exceed Fifty Pesos (P50.00).

SECTION 4. Notwithstanding the provisions of this Ordinance or previous ordinances, permits to reconstruct, repair or remove buildings or other structures the value of which does not exceed Three Thousand (P3,000.00) Pesos, damaged or destroyed by typhoon, fire or earthquake shall, upon satisfactory evidence thereof and upon proper application therefor within six months after the occurrence of any such public calamities, be issued free of charge; Provided, that this privilege shall not be applicable to buildings or other structures damaged or destroyed by any of such public calamities for which said buildings or other structures are insured against.

SECTION 5. Nothing in this Ordinance shall be construed as prohibiting the issuance of a permit after the construction, repair, alteration, or removal, for which said permit is needed has already been commenced, provided said construction, repair, alteration, or removal is not in violation of any Building Ordinances but in such cases a surcharge of twenty per centum (20%) over the ordinary fees shall be collected from the applicant.

SECTION 6. When a plan of a building or structure submitted to the Office of the City Engineer, for the purposes of obtaining the necessary permit as herein provided, is withdrawn after same has been studied and considered by said Office, the person submitting said plan shall pay twenty-five per centum (25%) of the ordinary fees collected for the issuance of said permit.

SECTION 7. (a) If the work authorized by a permit is not commenced within 180 days from the date thereof, or if the work authorized by such permit is commenced but abandoned during the 180 days period, then such permit shall thenceforth be null and void and before such work can be started or resumed, a new permit shall be taken and the owner shall pay 50% of the fees fixed for the original permit.

(b) If the work authorized by a permit is not commenced within 270 days from the date thereof, or if the work authorized by such permit is commenced but abandoned during the 270 day period, such permit shall thenceforth be null and void, and before such work can be started or resumed, a new permit shall be taken and the owner shall pay 75% of the fees fixed for the original permit.

(c) If the work authorized by a permit is not commenced within 360 days from the date hereof, or if the work authorized by such permit shall be suspended or abandoned during the 360 days period, then such permit shall thenceforth be null and void, and before such work can be resumed, a new permit shall be taken and the same fees as hereinabove fixed for the original permit shall be paid therefor.

SECTION 8. All fees shall be paid to the City Treasurer and official receipt therefor shall be presented to the City Engineer before such permit is issued to the applicant or his agent. The City Engineer shall keep in order and on proper books an accurate account of all fees paid under this Ordinance, giving the name of the applicant, the use account the same was paid, and the amount thereof.

together with the house number of said premises, if there is any, which books shall be open for public inspection.

SECTION 9. Any violation of the provisions of this Ordinance shall be punished by a fine of not more than two hundred (P200.00) pesos or by imprisonment of not more than six (6) months, or both, such fine and imprisonment in the discretion of the Court.

SECTION 10. Ordinance No. 9, series of 1939, Ordinance No. 176, series of 1941, Ordinance No. 139, series of 1947, and such other ordinances of Quezon City or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 11. This Ordinance shall take effect upon its approval.

Unanimously approved, November 25, 1952.

(SGD.) I. SANTOS DIAZ
City Mayor

ATTESTED:

(SGD.) TEODORO E. GEMER
City Secretary

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