

**THE NATIONAL BUILDING CODE OF THE PHILIPPINES
AND ITS IMPLEMENTING RULES AND REGULATIONS (PD 1096)**

Section 3.8 **ILLEGAL CONSTRUCTION** (Rule VII IMPLEMENTING RULES & REGULATIONS): A building of structure shall be deemed to be an ILLEGAL CONSTRUCTION when it is constructed, existing or is maintained in violation of any specific requirements or prohibition applicable to such building or structure as provided for in the National Building Code; building rules and regulations or in any law or ordinance of the city or municipality relating to the condition and location of the structure and building therein.

Section 301 **BUILDING PERMITS:** No persons, firm or corporation, including any agency or instrumentality of the government shall ERECT, CONSTRUCT, ALTER, REPAIR, MOVE CONVERT or DEMOLISH any building or structure or cause the same to be done without first obtaining a building permit therefore from building official assigned on the place where the subject building is located or the building work is to be done.

Section 213 **PENAL PROVISION:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, improve, convert, demolish, equip, use, occupy or maintain any building structure or cause the same to be done contrary to or in violation of provision of this 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 not more than TWENTY THOUSAND PESOS (P20,000.00) or by imprisonment of not more than two (2) years of both such fine and imprisonment; provided that in the case of a corporation, firm or association, the penalty shall immediately be deported after payment of the fine and/ or service his sentence.

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REQUIREMENTS FOR SECURING BUILDING PERMIT

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|-------------------|-------------|------------|
| 1. CONSTRUCT | 5. IMPROVE | 9. EQUIP |
| 2. ENLARGE | 6. REMOVE | 10. USE |
| 3. ALTER/RENOVATE | 7. CONVERT | 11. OCCUPY |
| 4. REPAIR | 8. DEMOLISH | |

- I 1-A **IN CARE THE APPLICANT IS THE REGISTERED OWNER OF THE LOT:**
a.) Certified copy of TCT (5- Xerox copies)
b.) Tax Declaration of the lot (5-xerox copies)
c.) Real Property Tax of the lot for the current year (5-xerox copies)
- 1-B **IN CARE THE APPLICANT IS NOT THE REGISTERED OWNER OF THE LOT**
a.)Duly notarized copy of the Contract of Lease, or (5- Xerox copies)
b.)Duly notarized copy of the Absolute Sale, or (5-xerox copies)
c.)Duly notarized copy of the Contract of Sale (5-xerox copies)
- II 2-A FIVE (5) sets of corresponding plans & specification signed and sealed by a duly licensed Architect of Civil Engineer.
- 2-B By a registered Mechanical Engineer in case of mechanical plans.
- 2-C By a registered Electrical Engineer in care of electrical plans.
- 2-D By a registered Sanitary Engineer or Master Plumber in case of plumbing and sanitary installation plans
- (2A to 2D should be in BLUE PRINT COPIES)**
- 2-E Design analysis for all building(with seismic analysis for building above seven (7) meters in height).
- 2-F Structural design analysis for building three (3) storeys and above.
- 2-G Cylinder test for beams, columns, footings and floor slabs.
- 2-H Boring/Plate Load Test for building for (4) storeys and above).
(2G & 2H During Construction)
- III ZONING RECEIPT
- IV BARANGAY CLEARANCE for building permit where the proposed project is located
(5 xerox copies)