



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
22<sup>nd</sup> City Council

PO22CC-448

111<sup>th</sup> Regular Session

ORDINANCE NO. SP- **3439**, S-2025

AN ORDINANCE ADOPTING THE QUEZON CITY GREEN BUILDING CODE OF 2025, REPEALING FOR THIS PURPOSE QUEZON CITY ORDINANCE NO. SP-1917, S-2009, OTHERWISE KNOWN AS THE GREEN BUILDING ORDINANCE OF 2009

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*Introduced by Councilors VITO SOTTO GENEROSO, IRENE R. BELMONTE, DOROTHY A. DELARMENTE, M.D., BERNARD R. HERRERA, EMMANUEL BANJO A. PILAR, CHARM M. FERRER and ALFRED VARGAS, MPA*

*Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Joseph P. Juico, Nikki V. Crisologo, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Godofredo T. Liban II, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri*

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*WHEREAS, the Quezon City Government, in the exercise of its Constitutional autonomy, recognizes its fundamental mandate under Republic Act No. 7160, otherwise known as the Local Government Code of 1991, to promote the general welfare, health and safety, the right of the people to a balanced ecology, and to economic prosperity and social justice;*

*WHEREAS, the Local Government Code of 1991 further provides that the City should adopt ordinances to protect its inhabitants from disasters and calamities, to protect the environment, and to regulate activities relative to the use of land, buildings and structures;*

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WHEREAS, the City is mandated to implement various environmental laws, including Republic Act No. 8749, otherwise known as the Philippine Clean Air Act of 1999, Republic Act No. 9003, otherwise known as the Ecological Solid Waste Management Act of 2000, Republic Act No. 9275, otherwise known as the Philippine Clean Water Act of 2004, Republic Act No. 9729, otherwise known as the Climate Change Act of 2009, as amended by Republic Act No. 10174 (People's Survival Fund), Republic Act No. 10121, otherwise known as the Philippine Disaster Risk Reduction and Management Act of 2010, among others, as well as national commitments under treaties and international agreements, including the United Nations Framework Convention on Climate Change (UNFCCC), the Paris Agreement, and other relevant international legal instruments, as well as laws on the built environment and the use of resources, including Presidential Decree No. 1096 (National Building Code of the Philippines), Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, Batas Pambansa Blg. 344 on the mobility of people with disabilities, Batas Pambansa Blg. 220 on socialized housing, Republic Act No. 10066, otherwise known as the National Cultural Heritage Act of 2009, as amended by Republic Act No. 11961 (Cultural Mapping Act), as well as those on the responsible use of resources, including Republic Act No. 11285, otherwise known as the Energy Efficiency and Conservation Act, Republic Act No. 9513, otherwise known as the Renewable Energy Act of 2008, Presidential Decree No. 953 on the planting of trees, Republic Act No. 6716 on the construction of rainwater collectors, among others, and has adopted Quezon City Ordinance No. SP-2350, S-2014, commonly referred to as the QC Environment Code;

WHEREAS, the City recognizes that the development and management of the built environment must be guided by the basic principles of inclusivity, conservation, sustainability, renewability, resilience, and the protection of the natural environment and resources;

WHEREAS, the City has led the adoption of new and innovative ordinances on the built environment, including green public procurement, green roofs, and green buildings, among others, and its Quezon City Ordinance No. SP-1917, S-2009, otherwise known as the Green Building Ordinance of 2009, and pioneered the institutionalization of ecologically-friendly infrastructure systems and technologies; however, said Ordinance now needs to be updated to reflect new or amended policies, laws, international agreements, commitments and regulations, including the Climate Change Act of 2009, the 2021 Philippine Nationally-Determined Contribution under the Paris Agreement of the UNFCCC, the Energy Conservation and Efficiency Act, the National Cultural Heritage Act of 2009, the Philippine Green Building Code of 2015, among others, and to be expanded to further promote sustainable development, sustainability and by enhancing biodiversity, energy efficiency, renewable energy, water efficiency, waste management, reducing the demand for resources and energy, and to support government climate action plans to reduce greenhouse gas and other hazardous emissions, decarbonize the built environment, limit global temperature rise and mitigate climate change, and enhance disaster-risk reduction and climate change adaptation;

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WHEREAS, Quezon City Ordinance No. SP-2518, S-2016, otherwise known as the Local Building Code of Quezon City of 2015, mandates the adoption of minimum standards for building construction based on Presidential Decree No. 1096 or the National Building Code of the Philippines and its referral codes, the said Local Building Code also needs to be updated to reflect other referral codes, rules and regulations, including the Philippine Green Building Code of 2015, as well as other current needs and issues that need to be addressed, such as to conform with the City's Local Government Infrastructure Program, its developmental goals, climate action plans, as well as new developments in building technologies, environmental management, public health and safety, and other environmental and developmental goals;

WHEREAS, the Climate Change Act of 2009 mandated all local government units to formulate and implement their respective climate change action plans, and to mobilize and allocate necessary personnel, resources and logistics to effectively implement such plans, hence, the City crafted its Enhanced Quezon City Local Climate Change Action Plan (Enhanced QC-LCCAP) which was adopted under Quezon City Resolution No. SP-8670, S-2021 entitled "A Resolution Adopting the 'Enhanced Quezon City Local Climate Change Action Plan (Enhanced QC-LCCAP) 2021-2050 and its Annexes', subject to Existing Laws, Rules, and Regulations";

WHEREAS, the Enhanced QC-LCCAP provides a strategic framework and roadmap to help the City achieve its broad, overarching climate vision, which reads: "Quezon City aspires to be the leading city in advancing inclusive, ambitious, and evidence-based climate actions in the Philippines, building resilience and advancing green economic development while providing a livable and quality community for all";

WHEREAS, the Enhanced QC-LCCAP has established the City's climate change mitigation and adaptation goals, which includes a commitment to reduce greenhouse gas (GHG) emissions of the City by 30% by 2030 compared to the projected business-as-usual scenario while also pursuing net-zero emissions by 2050, and a recognition of the need for progressive action to build on and strengthen the resilience of ecosystems and communities against risks and threats from the changing climate;

WHEREAS, in the GHG inventory using the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories (GPC) conducted in 2016, stationary energy source emission was identified as the biggest sectoral emitter of the City, accounting for 60% of the City's emissions, coming from residential buildings (14.2%), commercial buildings (30.7%), and manufacturing industries and construction (15.0%);

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WHEREAS, to reach these emissions reduction targets, the Enhanced QC-LCCAP includes “Strategy 8: green, energy-efficient, and resilient buildings” with a priority action of amending the City’s Green Building Ordinance of 2009, and identified a target of 80-100% of building permits granted for being compliant with an updated green building code by 2025;

WHEREAS, aside from reduction of GHG emissions, green buildings provide other benefits like reduced energy and water bills, improved building value, lowered air pollution, improved indoor comfort, better health of occupants, production of green jobs, as well as improving biodiversity and resilience, while reducing negative impacts on the environment.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

CHAPTER 1  
GENERAL PROVISIONS

SECTION 1. SHORT TITLE. – This Ordinance shall be known as “The Quezon City Green Building Code of 2025,” hereinafter referred to as “this Code,” and shall be commonly referred to as the “QC GBC.”

SECTION 2. DECLARATION OF POLICY. – The City recognizes that climate change is of grave concern, as stated in the Climate Change Act of 2009, to “the Philippine archipelago and its local communities, particularly the poor, women, and children, with its potential dangerous consequences, such as rising seas, changing landscapes, increasing frequency and/or severity of droughts, fires, floods and storms, climate-related illnesses and diseases, damage to ecosystems, biodiversity loss that affect the country’s environment, culture, and economy.”

The reduction of greenhouse gas (GHG) emissions is a crucial step towards mitigating climate change and its impacts, and the built environment is a major source of such emissions. The City, mindful of its duty to protect and advance the right of the people to a balanced and healthful ecology in accord with the rhythm and harmony of nature, to promote the general welfare of its inhabitants, and to implement its Enhanced Climate Change Action Plan, hereby declares the policy to:

- a. Establish and maintain green building standards on the planning, design, construction, operation, maintenance, reuse, and retrofitting of buildings, including their vertical and horizontal components, to promote and progressively improve energy efficiency, water efficiency, cost-effectiveness, and the reduction of waste, risk of disasters, and negative impacts on the environment;

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- b. *Implement a program of and for green building that includes not only the vertical components of buildings, but also their horizontal components, in terms of the development of infrastructure, the provision of parks, green spaces and corridors, and more broadly on land use, conservation, and urban planning, thus integrating a comprehensive planning framework to mitigate the adverse impacts of the built environment on our environment and ecosystems, enhance biodiversity, reduce the risks and impacts of disasters, and promote social well-being;*
- c. *Adopt appropriate and inclusive green building measures for stakeholders, through regulations, incentives, subsidies, and other strategies for different stakeholders, whether as individuals, homeowners, residents or tenants, groups and communities, the academe, organizations or businesses, public and private sector employers and employees, regulators, developers, contractors, building professionals, tradespersons, and other stakeholders, recognizing in particular the impact of climate change and regulatory measures on marginalized and vulnerable groups, including but not limited to the poor and urban poor, women, children and youth, elderly, persons with disability, indigenous peoples, informal communities, temporary workers, and migrants;*
- d. *Require the installation, use, operation, and maintenance of best available and cost-efficient technologies, approaches, and materials, including finishes, that promote efficiency in the use of energy and resources, a prioritization for the use of renewable energy and resources, resilience against disasters, and the reduction of impact in the product's life-cycle on ecosystems, biodiversity, water resources, air quality, among others;*
- e. *Adopt strategies, regulations, and programs that mandate, incentivize, subsidize, or other approaches to require, support, or promote green building not only on the demand for vertical and horizontal development, but also on the supply of available and cost-efficient technologies, materials, knowledge, and skills, among others; and*
- f. *Communicate that the impact of climate change from GHG emissions does not recognize jurisdictions or boundaries, hence must be the concern and must require the action not only of the government or the building industry, but also of homeowners, residents and tenants, employers and employees, private sector, civil society and academic sectors, and other groups and stakeholders, not just of one locality but also of many other communities.*

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SECTION 3. DEFINITIONS OF TERMS. – As used in this Code and its Implementing Rules and Regulations, the following terms shall be understood as follows:

- a. *Building* – refers to any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind (Section B.10, Annex A of Republic Act No. 6541). A building or group of buildings include vertical components, referring to the substructure and superstructure of such support, shelter, or enclosure, and horizontal components, including open space, vegetation and landscaping, location and orientation, public amenities, utilities and infrastructure for water, power, mobility, communications, among others;
- b. *Building Envelope* – refers to the three-dimensional space in which a structure is built, encompassing the integrated elements that separate its interior from the outdoor environment, including components such as walls, roofs, windows, and doors that control the flow of air, heat, and light between the building’s interior and exterior spaces (Council of the European Union, and Shawano County, Wisconsin);
- c. *Building Life Cycle* – refers to the stages of materials manufacturing, construction, use and maintenance, and end-of-life of a building (AIA Guide to Building Life Cycle Assessment in Practice);
- d. *Building Professionals* – refer to persons lawfully engaged in the design, construction or inspection of a building, who is duly registered and licensed by the Professional Regulation Commission (PRC) under a regulatory law for each profession to provide such services, which include, but is not limited to, architects, landscape architects, interior designers, civil engineers, mechanical engineers, electrical engineers, sanitary engineers, master plumbers, and environmental planners (see National Building Professionals Act). The Implementing Rules and Regulations may further provide for the inclusion of other licensed professions deemed necessary for the proper implementation of this Code;
- e. *Built Environment* – refers to human-made or modified physical structures, in both their vertical and horizontal components, within a landscape, that provide people space to live, recreate, and work (United States Environmental Protection Agency [US EPA], 2024);

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- f. *Built Heritage* – refers to architectural and engineering structures such as, but not limited to, bridges, government buildings, houses of ancestry, traditional dwellings, quarters, train stations, lighthouses, small ports, educational, technological and industrial complexes, and their settings and landscape with notable historical and cultural significance (Republic Act No. 10066);
- g. *Cultural Property* – refers to all products of human creativity by which people and a nation reveal their identity, including churches, mosques, and other places of religious worship, schools and natural history specimens and sites, whether public or privately-owned, movable or immovable, and tangible or intangible (Republic Act No. 10066);
- h. *Green Building* – refers to the practice of, and a structure that has employed such practices, of increasing the efficiency with which buildings and their sites use energy, water, and materials, as well as reducing building impacts on human health and the environment, through appropriate siting, design, construction, operation, maintenance, conservation and demolition, in the context of sustainable development;
- i. *Green Building Certificate* – refers to a certificate issued to a building that has complied with this Code, indicating therein the measures that the building is implementing, and where appropriate, the Green Building Level it has achieved, any incentives, subsidies, or other benefits to which the building is entitled, and the Certificate’s period of validity;
- j. *Greenhouse Gas Emissions* – refer to the release of gasses that can potentially or can reasonably be expected to induce global warming from a known source, which include carbon dioxide, methane, oxides of nitrogen, chlorofluorocarbons, and the like, into the atmosphere (see Section 3[l], Republic Act No. 9729);
- k. *Renewable Energy* – refers to energy derived from resources which renewal rate is relatively rapid to consider availability over an indefinite period of time. These include, among others, biomass, solar, wind, geothermal, ocean energy, and hydropower, conforming with internationally accepted norms and standards on dams, and other emerging renewable energy technologies (see Section 4[uu], Republic Act No. 9513);
- l. *Mixed-Use Buildings* – refer to buildings or group of buildings designed for multiple purposes, such as residential, commercial, or industrial functions. These buildings are typically owned, managed, or operated by a single entity; and

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- m. *Townships* – refer to definable areas, whether for residential, commercial, institutional or industrial purposes, that possess a form of organization to manage the area, which encompass developments of buildings that may be individually owned or managed. These include not only planned development units, subdivisions, business parks, neighborhood clusters, or socialized housing developments, but also sitios, puroks, or barangays.

SECTION 3.1. *The Implementing Rules and Regulations of this Code may provide for additional definitions for a more effective and efficient implementation of this Code.*

CHAPTER 2  
SCOPE AND APPROACH

SECTION 4. SCOPE. – *This Code shall apply to all buildings and their vertical and horizontal components, within the territorial jurisdiction of Quezon City, whether for new construction, major renovations of existing buildings, and existing buildings, under the Approach provided in Section 9 of this Ordinance.*

SECTION 4.1. *This Code shall also apply to:*

- a. *Government buildings, whether owned by the City or those of the national government and its instrumentalities, including government-owned or-controlled corporations, located within the territorial jurisdiction of the City. They shall conform to the requirements of their relevant building use classifications, subject to the mandates governing built heritage, when applicable;*
- b. *Built Heritage, pursuant to Republic Act No. 10066, as amended by Republic Act No. 11961, otherwise known as the National Cultural Heritage Act of 2009, which provides that no declared or presumed cultural property of Built Heritage shall be renovated or demolished without the clearance of the relevant cultural agency, as further provided in Section 14 of this Ordinance;*
- c. *Mixed-Use Buildings, in that the different uses within a building may be subject to appropriate respective requirements, as may be further provided in the Implementing Rules and Regulations; and*
- d. *Townships, which shall adopt appropriate green building measures for common areas, such as, but not limited to, green spaces and parks, or those which would benefit the residents of the community, such as community-wide rainwater harvesting or renewable energy.*

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**SECTION 5. RESPONSIBILITY OF THE BUILDING OWNER, DEVELOPER, OR MANAGER.** – Where this Code imposes an obligation, liability, or benefit, on a building or township, it shall be understood to apply, as a general rule, to the building owner, developer, or manager.

**SECTION 6. RELATIONSHIP TO EXISTING ORDINANCES.** – Unless this Code and its Implementing Rules and Regulations specifically provide for a different requirement, process, standard, or other regulation, this Code shall be read and implemented together with existing ordinances of Quezon City and their implementing rules and regulations, as follows:

- a. The Local Building Code of Quezon City of 2015 (Quezon City Ordinance No. SP-2518, S-2016); and
- b. The Comprehensive Zoning Ordinance of 2016 (Quezon City Ordinance No. SP-2502, S-2016).

**SECTION 7. BUILDING USE CLASSIFICATIONS.** – Buildings, for purposes of this Code, shall be classified as follows:

a. Residential:

- (1) Classification I – refer to dwellings that serve as the primary living space for a single family or household, including duplexes, row houses, and socialized housing. These can be single-detached, single-attached or semi-detached, providing private amenities such as bedrooms, bathrooms, kitchens, and living areas, and having no common areas with adjoining properties;
- (2) Classification II – refer to dwellings that serve as the primary living space for multiple families or households where multiple separate housing units for residential inhabitants, living independently from one another, are contained within one building or several buildings within one complex with common areas. These include apartments, condominiums, high-rise residential structures, tenements, row houses, and multi-leveled socialized housing, and other similar buildings that accommodate three or more families.

b. Commercial:

- (1) Classification I – spaces used for retail and business activities where goods and services are sold directly to end-users or consumers through retail or wholesale trade. These may include wet or dry markets, shops, malls, convenience stores, shopping centers and various other business establishments;

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- (2) *Classification II – spaces where food and beverages are stored, prepared, served, and consumed. These buildings may include canteens, eateries or carinderias, commissaries, serviced and fast-food restaurants, food courts, cafes, bars, and pubs;*
- (3) *Classification III – spaces used for the administration or management of a business or for the conduct of a profession, occupied for lease or rent that may concern a single occupancy use of mixed occupancy uses not involving retail merchandising;*
- (4) *Classification IV – spaces occupied or intended to be occupied for rent as temporary lodging for individuals who are received and are supplied with and charged for such lodging, and in certain cases, food and other services, on a more or less short-term basis to its tenants including hotels, motels, transients, apartelles, condotels, pension houses, dormitories, and inns;*
- (5) *Classification V – spaces in buildings used for gathering together 50 or more persons for such purposes as meetings, events, conventions, workshops, entertainment, amusement, or awaiting transportation for a hundred or more persons;*
- (6) *Classification VI – spaces used for storing goods as part of a commercial activity such as warehouses.*

c. *Institutional:*

- (1) *Classification I – refer to structures primarily used for teaching and learning activities. These buildings include schools, universities, colleges, and other institutions of learning, ranging from technical or vocational, or primary to higher education (see Presidential Decree No. 1096);*
- (2) *Classification II – refer to structures designed, built, and operated to provide diagnosis, treatment, and care of individuals suffering from illness, disease, injury, or deformity, or in need of obstetrical or other medical and nursing care. These facilities include hospitals, maternity or lying-in clinics, diagnostic centers, medical laboratories, and other similar establishments offering medical treatment, patient care, or health-related services;*
- (3) *Classification III – refer to structures used for gathering together 50 or more persons for such congregation and worship, or civic gatherings, or other similar purposes.*

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- d. *Industrial – these include ice plants, power plants, pumping plants, cold storage, creameries, factories, abattoirs or slaughterhouses, junk shops, and workshops using incombustible and non-explosive materials (Section 701[a][6], Presidential Decree No. 1096).*
- e. *Special Classifications – refer to other building classifications that do not fall under the foregoing or those that may be subject to specific requirements.*

*SECTION 7.1 To enhance the effectiveness and efficiency of measures in reducing emissions and promote sustainability, while ensuring equity and inclusivity for stakeholders, appropriate subclassifications may be provided in the Implementing Rules and Regulations.*

*SECTION 8. EQUITABLE, PHASED IMPLEMENTATION, AND PROGRESSIVE APPROACH. – This Code shall be implemented in scheduled phases over a period of time, to gradually bring more of the built environment under the scope of this Code, to meet the City’s targets in its Enhanced Climate Action Plan by 2030, and to attain net zero carbon by 2050.*

*The requirements imposed under this Code shall apply in an equitable manner on and across different building classifications and subclassifications, for both new and existing buildings, by considering the effectiveness and efficiency of the measures in reducing emissions and enhancing resilience and sustainability, in view of the economic and social impact of implementation on stakeholders, particularly on disadvantaged groups.*

*The requirements imposed under this Code shall evolve in a progressive manner, in that more stringent requirements and standards may be imposed over time on and across different building classifications and subclassifications, for both new and existing buildings, taking due recognition of changing policies, disasters and climatic conditions, new materials and technologies, available financing, and other circumstances or considerations.*

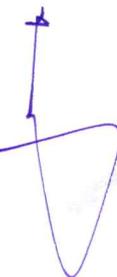
*SECTION 9. PHASING. – The implementation of this Code shall be phased under the following manner:*

- a. *All new constructions and major renovations, including new townships, that apply for a building or development permit when the Implementing Rules and Regulations of this Code has been approved and is already in effect.*

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b. Existing buildings:

- (1) Existing buildings and townships, excluding buildings classified as Residential I, shall comply with reasonable and appropriate green building requirements of this Code under a phasing schedule provided in the Implementing Rules and Regulations;
- (2) Existing buildings classified as Residential I may be entitled to receive incentives, subsidies, and benefits to support the adoption of green building measures, as may be further provided;
- (3) Buildings and townships that have been previously issued a building or development permit, or certificate of occupancy under this Code may be deemed to be existing buildings under the phasing schedule of Implementing Rules and Regulations for purposes of implementing progressive standards over time.

c. As a general rule, a building or township shall be governed and assessed under the regulations and standards at the time of the application for the building or development permit, even if there are different regulations or standards in force at the time of the application for certificate of occupancy, except to the extent that the new regulations provide for a more convenient, accessible, or equitable process, or when it is required to adopt appropriate measures under this Code's phasing schedule:

- (1) Where the building asserts that it should be covered by a standard different from that determined by the City, it shall provide reasonable proof of the age of the building in relation to the applicable standard.

d. Particular classifications or subclassifications, or their stakeholders, as may be provided in the Implementing Rules and Regulations, may be entitled to receive incentives to support the adoption of green building measures, as may be further provided.

e. Duly recognizing that new constructions and major renovations themselves have significant impacts on the environment, but without prejudice to the rights of a property owner under relevant laws and regulations, it is understood that the implementation of this Code should not result in compelling the demolition or the major renovation of an existing building that is otherwise safe, sanitary, and usable for the purpose for which it was intended when cost-effective green building measures are available and are committed to be employed by the building.

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- f. The Green Building Council, in the interest of the general welfare, may recommend for the consideration and approval by the City Council the amendment of the phasing timetable, provided that necessary measures are undertaken in other areas to ensure the City's implementation of its Enhanced Climate Change Action Plan by 2030 and attainment of its Net Zero Carbon target by 2050.

**SECTION 10. MAJOR RENOVATION.** – A renovation is deemed to be major if the scope of work, in relation to the previously approved plans, involves the following:

- a. A significant change of use from one use to another;
- b. A substantial change in the services or systems, such as its electrical and electronics, cooling, ventilation and other mechanical systems, plumbing and sanitary services or systems, and other utilities;
- c. A substantial change in the total floor area;
- d. A substantial change in the building envelope;
- e. A substantial change to the building's structure; and
- f. Such other changes that are deemed by the Department of the Building Official (DBO) to be major renovations.

Provided that, any works deemed as repairs and other minor refurbishments shall be exempt from the application of this Code.

### CHAPTER 3 GREEN BUILDING REQUIREMENTS

**SECTION 11. GREEN BUILDING REQUIREMENTS.** – Green building under this Code shall involve measures categorized under the following criteria:

- a. **Site Sustainability** – the adoption of planning, design, construction and operation practices that minimize the adverse impact of buildings on land and water resources, and ecosystems, including the provision of green and unpaved open spaces, vegetation, and measures to increase the capacity for surface permeability and reduce the urban heat island effect, and promote sustainable mobility.
- b. **Energy Efficiency and Renewable Energy:**
  - (1) **Energy Efficiency** – the use of strategies to reduce energy consumption, such as passive design, changes to the building envelope, the use of energy efficient mechanical and electrical systems, such as for cooling, heating, and lighting, and the use of energy efficient appliances;

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- (2) *Renewable Energy – the use of technologies, approaches, and methodologies appropriate for the building’s location and configuration, including shared distributed sources, to collect and use renewable energy resources, and reduce the use of and reliance on energy that generates greenhouse gas emissions.*
  
- c. *Material Sustainability and Solid Waste Management – the use of solid waste management practices and facilities, the use of materials with a reduced impact on the environment, and the proper management of materials from throughout the building lifecycle, to reduce waste and increase reuse, recycling, repair, and repurposing of materials.*
  
- d. *Water and Wastewater Management – the use of appropriate strategies to reduce water consumption, such as through the use of water-efficient fixtures and the harvesting of rainwater, and the collection, treatment, and reuse of wastewater in a sanitary manner.*
  
- e. *Indoor Environmental Quality – the adoption of efficient design and operation practices that improve the building’s indoor environment, particularly with regard to air and lighting, comfort and sanitation, to improve occupant health, productivity, and safety.*

*The Implementing Rules and Regulations shall provide for the green building measures for each criterion, in relation to different building classifications and subclassifications.*

**SECTION 12. ASSESSMENT FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS.** – *Duly recognizing that each building has specific circumstances that dictate or influence its design, and that building professionals shall have their own analyses and recommendations, but within the framework of this Code and its Implementing Rules and Regulations:*

a. *Base Level Measure:*

- (1) *Building Permit. – No building shall be issued a building permit unless it has adopted the Base Level Measures for its classification as provided in the Implementing Rules and Regulations. In addition to such requirements, a building may adopt additional measures beyond those identified as Base-Level Measures;*

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(2) *Certificate of Occupancy and Green Building Certificate.* – No certificate of occupancy shall be issued by the City, through the DBO, unless a building has met the appropriate Base-Level Measures. A certificate of occupancy thus issued shall also include a Green Building Certificate that indicates the measures that the building is obligated to implement. Except for Residential Classification I, the Green Building Certificate shall be valid for a period of one (1) year, or until the building is inspected as provided under the Local Building Code of Quezon City of 2015, whichever is later. A building which is found non-compliant with its commitments shall be notified in writing and be given a period of up to 60 days from notification to address such non-compliance.

b. *Reward-Level Measures and Recognition.* – A building may choose to exceed the Base-Level Measures by adopting additional measures, and by doing so, may be entitled to receive incentives as provided in the Implementing Rules and Regulations. Appropriate procedures shall be established for the process of Reward-Level Recognition.

(1) *Statement of Green Building Commitments.* – The relevant design professionals involved in the project and the building owner, as part of the documentary requirements for Reward-Level Recognition, shall provide a duly signed, sealed and notarized Statement of Green Building Commitments indicating how the building adopts or undertakes to adopt Reward-Level Measures for purposes of Recognition;

(2) *The Ease of Doing Business Law.* – A building seeking Reward-Level Recognition shall be treated as a highly technical application under Republic Act No. 11032 (Ease of Doing Business and Efficient Government Service Delivery Act of 2018);

(3) *Green Building Certificate.* – A building which has obtained Reward-Level Recognition shall be issued an amended Green Building Certificate that indicates the Base-Level and Reward-Level Measures that the building has adopted and has undertaken to implement. The Green Building Certificate shall be valid for a period of one (1) year, or until the building is inspected as provided under the Local Building Code of Quezon City of 2015, whichever is later. A building which is found non-compliant with its commitments as indicated in its Certificate shall be notified in writing and be given a period of up to 60 days from notification to address such non-compliance.

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**SECTION 13. ASSESSMENT FOR EXISTING BUILDINGS.** – Beginning on the dates indicated in the phasing schedule in the Implementing Rules and Regulations:

- a. Existing buildings, other than those classified under Residential I, shall adopt reasonable green building measures under this Code. Incidental to a building’s annual inspection provided under the Local Building Code of Quezon City of 2015, no Certificate of Annual Building Inspection shall be issued unless the building has implemented the Base-Level Measures provided under the Implementing Rules and Regulations;
- b. Base-Level Measures and Reward-Level Measures Recognition. – The Implementing Rules and Regulations shall provide for a system of Base-Level Measures and Reward-Level Measures Recognition in parallel with that of New Construction and Major Renovations, including the grant of incentives for Reward-Level Recognition.
- c. Integration of Heritage Conservation. – Measures for heritage conservation shall be integrated into the abovementioned system and implemented in relation to Section 14 of this Ordinance.

**SECTION 14. BUILT HERITAGE.** –

- a. Protections and Benefits for Built Heritage. – Pursuant to the National Cultural Heritage Act of 2009, as amended, whether under Section 4 or Section 5 thereof, no cultural property shall be modified, whether for a minor or a major renovation, or demolished, without clearance from the relevant cultural agency, unless the modification is within the scope of a duly-executed heritage agreement or an approved conservation management plan with or from the relevant cultural agency.

A cultural property may be entitled, as an existing building, to receive incentives, subsidies, or other benefits for implementing green building measures, provided that such measures do not diminish the cultural significance of the building. Such incentives, subsidies, or other benefits are without prejudice to any benefits the building may receive under Quezon City Ordinance No. SP-2391, S-2012, creating the Quezon City Heritage Council.

No cultural property that is otherwise safe, sanitary, and usable for the purpose for which it was intended shall be compelled to be demolished, or undertake new construction or renovation, to comply with this Code.

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A building that has been enrolled in the Philippine Registry of Heritage shall, in view of a major renovation, be afforded the greatest latitude in planning, designing, and implementing the renovation to meet green building requirements in a manner that does not diminish the cultural significance of the building.

b. *Assessment of Heritage.* – As part of the requirements for an application for renovation or demolition, the architect on record or other design professionals shall provide a signed, sealed, and notarized Statement of Heritage Compliance which states that they have:

- (1) *examined the Philippine Registry of Heritage and that the building in question is not included in said Registry;*
- (2) *assessed that the building is not the work of a National Hero, Manlilikha ng Bayan, National Artist (whether or not in the field of architecture), a marked structure, or an archaeological site; and*
- (3) *assessed that the building is not over 50 years old.*

*If the building, however, falls under any of the foregoing classifications, the architect-of-record shall attach the appropriate clearance and duly-approved plans from the relevant cultural agency, specifically approving such renovation or demolition, or the heritage agreement or conservation management plan, and the approval of such plans by the Quezon City Heritage Council, as provided under Quezon City Ordinance No. SP-2391, S-2012.*

**SECTION 15. TOWNSHIPS.** – *The Implementing Rules and Regulations shall provide for the adoption of green building measures for new and existing townships in a manner that, insofar as practicable, parallels the systems established by this Code for new constructions, major renovations, existing buildings, and built heritage, including, but not limited to, the processes for enforcement and monitoring, and the grant and availment of incentives, subsidies, and benefits.*

**SECTION 16. REPORTING AND MONITORING.** –

a. *Further to the Building Official's duties under Section 36 of the Local Building Code of Quezon City of 2015 is the inspection of all non-residential buildings that have been issued a Green Building Certificate shall be conducted annually to evaluate their compliance with its green building requirements. The owner or proprietor of a building shall maintain a record of and report the building's monthly electrical and water consumption for monitoring purposes.*

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- b. Buildings not covered by the preceding paragraph but whose owners or proprietors have voluntarily reported to the City, through the DBO, and have monitored their respective buildings' resource and/or energy consumption may be entitled to receive incentives, subsidies, or benefits as may be further provided.
- c. The City shall enter into appropriate agreements with power and water distribution or utility companies to gather the necessary information at an appropriate scale to assist it in monitoring the City's performance toward its sustainability goals.

SECTION 17. BUILDING PROFESSIONALS. – The City, through the DBO and City Planning and Development Department – Zoning Administration Unit (CPDD-ZAU), on its own or in coordination with a professional regulatory board or duly-accredited professional organization, established green building organization or program, or an academic institution, shall implement a program to enable building professionals to understand, implement, and fulfill their obligations under this Code and its Implementing Rules and Regulations.

SECTION 18. E-SERVICES PORTAL. – The City shall ensure the integration of the implementation of this Code and its Implementing Rules and Regulations with the City's E-Services Portal.

SECTION 19. GREEN BUILDING KNOWLEDGE HUB. – Attached to the Secretariat of the Technical Committee, under the joint supervision of the DBO and CPDD-ZAU and in coordination and collaboration with the relevant offices of the City, a Green Building Knowledge Hub is hereby established to ensure the continued development, awareness, education, policy monitoring, and evaluation of the Green Building Code. The Knowledge Hub shall:

- a. Establish partnerships and working groups with universities, research institutions, non-governmental organizations, and professional and business associations with expertise in the fields of green building to provide information, technical knowledge and recommendations on matters forwarded to them by the Technical Committee, particularly on affordable green construction materials and systems, best practices and knowledge on green construction and social justice;
- b. Maintain and regularly update an online Green Building Code Information Portal that would provide information on green building, the advantages of adopting environmentally friendly practices, the incentives, subsidies, and benefits that may be obtained, the requirements and standards, and the permitting procedures under the Code, as well as provide such information through other forms of media and through consultations;

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- c. *Develop and conduct appropriate programs, such as technical consultations, seminars, trainings, information drives, scholarships, among others, to inform stakeholders about green building, its purpose and its requirements, to enable stakeholders to comply with the requirements of the Code, to expand the base of technical knowledge and skills of building professionals, as well as enjoy its incentives, subsidies, or other benefits, and undertake their own actions to reduce their impact on the environment;*
- d. *Provide policy evaluation and monitoring through impact studies of current and future green building policies and the development of a compliance monitoring scorecard;*
- e. *Provide a system of referral to national programs related to green building, such as loans and subsidies;*
- f. *Provide other services related to knowledge development on green building and social justice for the City.*

**SECTION 20. REGULATION OF USE OR SALE OF MATERIALS, EQUIPMENT OR TECHNOLOGY.** – *The City shall regulate the use or sale of materials, equipment or technology in buildings that have been determined by the Technical Committee to be less efficient or more pollutive than cost-effective options available in the market, as recommended by the Green Building Knowledge Hub or the Green Public Procurement Team (see Section 10[e] of Quezon City Ordinance No. SP-3107, S-2021).*

**CHAPTER 4**  
**ADMINISTRATION, IMPLEMENTATION AND ENFORCEMENT**

**SECTION 21. ADMINISTRATION.** – *The administration of this Code shall be undertaken by the following:*

- a. *The DBO and the CPDD-ZAU shall be responsible for the aspects of this Code in relation to their mandates under the Local Building Code of Quezon City of 2015 and Comprehensive Zoning Ordinance of 2016, particularly in terms of ensuring that buildings comply with the requirements of this Code and its Implementing Rules and Regulations. They shall also, in coordination with relevant offices such as PAISD and ITDD, be responsible for:*
  - (1) *Developing and maintaining the Green Building Registry, which shall be a record and database of buildings and their green building requirements, the certificates issued, and their compliances;*

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- (2) Endorsing to the Quezon City Economic Development and Incentives Board such buildings that are entitled to receive incentives under this Code;
  - (3) Supervising the Green Building Knowledge Hub, as provided in Section 19 hereof.
- b. The Local Economic Development Investment Promotions Office, through its mandate under the Quezon City Economic Development Incentives Code of 2013, shall:
- (1) Be responsible for promoting and marketing the Quezon City Green Building Code to attract more investors across multiple channels toward mitigating climate change and its impact, and making the City a premier investment destination;
  - (2) Be responsible for coordinating with the DBO and CPDD-ZAU in implementing and enforcing the requirements of this Code through the administration of incentives.
- c. The Climate Change and Environmental Sustainability Department shall be responsible for:
- (1) the administration of programs under Section 29 hereof, in coordination with the LEDIPO, CTO and other relevant offices;
  - (2) conducting information campaigns and capacity-building programs in coordination with relevant offices;
  - (3) developing and maintaining a record and database of stakeholders that have received non-fiscal incentives, subsidies or other benefits, and integrating this into the Green Building Registry, in coordination with relevant offices.

Unless otherwise provided, aspects of this Code shall be understood to be implemented under the mandate, competence, and jurisdiction of respective and relevant offices, to be provided further under this Code's Implementing Rules and Regulations, but under the overall responsibility of the Technical Committee to ensure proper execution.

SECTION 22. TECHNICAL COMMITTEE. – The implementation of this Code and the formulation of the Implementing Rules and Regulations shall require the establishment of a Technical Committee, composed of the heads or duly-designated representatives of the following City offices:

- a. The City Mayor, as Chairperson;

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- b. The Department of the Building Official (DBO), as Co-Vice Chairperson;
- c. City Planning and Development Department-Zoning Administration Unit (CPDD-ZAU) as Co-Vice Chairperson;
- d. Climate Change and Environmental Sustainability Department (CCESD);
- e. Office of the City Administrator (OCA)
- f. Office of the City Assessor (OCAs);
- g. City Treasurer's Office (CTO);
- h. Quezon City Department of Engineering (QCDE);
- i. Department of Sanitation and Cleanup Works of Quezon City (DSQC);
- j. City Architect Department (CArD);
- k. City General Services Department (CGSD);
- l. Parks Development and Administration Department (PDAD);
- m. Quezon City Health Department (QCHD);
- n. Local Economic Development, Investment and Promotions Office (LEDIPO); and
- o. Quezon City Disaster Risk Reduction and Management Office (QCDRRMO).

SECTION 22.1. The Committee shall convene as necessary to ensure the proper coordination and monitoring of the different functions and responsibilities of respective offices under this Code. It shall convene upon the call of the Chairperson or either Vice-Chairperson, but no less often than once a year, on the anniversary of the approval of this Code.

SECTION 22.2. The Committee may establish subcommittees and adopt rules of procedure as necessary. The DBO shall function as the Secretariat of the Committee.

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SECTION 22.3. Any three (3) members of the Committee may request that a meeting be convened, which shall then be convened automatically within three (3) working days from the date the request has been received by the DBO.

SECTION 23. THE GREEN BUILDING COUNCIL. – To facilitate the implementation and coordination of policies and regulations for green building, a Green Building Council is hereby established, consisting of the following members:

- a. The City Mayor, as Chairperson;
- b. The City Vice-Mayor, as Vice-Chairperson;
- c. The Chairperson of the City Council Committee on City Planning, Building, and Zoning;
- d. The Chairperson of the City Council Committee on Environment and Climate Change Adaptation;
- e. The Chairperson of the City Council Committee on Subdivisions, Housing, and Real Estate;
- f. The City Building Official;
- g. CPDD-ZAU;
- h. CCESD;
- i. OCA;
- j. Two (2) representatives from non-governmental organizations advocating for green building;
- k. A representative each from the professional associations of architecture, civil engineering, mechanical engineering, electrical engineering, sanitary engineering, landscape architecture, and environmental planning;
- l. A representative from the business sector;
- m. A representative from the homeowner's associations;
- n. A representative from the real estate development sector; and
- o. A representative from the socialized housing community sector.

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SECTION 23.1. This Council shall periodically review the implementation of this Code and for that purpose, may adopt its own rules of procedure and call upon relevant stakeholders. It may make recommendations to the Technical Committee or City Mayor as regards such implementation, including, but not limited to, the amendments or revisions of the Implementing Rules and Regulations, and may recommend as well to the City Council any necessary amendments to this Code.

SECTION 24. IMPLEMENTING RULES AND REGULATIONS. – Within six (6) months from the approval of this Code, upon the approval by a majority of all its members, the Technical Committee shall issue this Code's Implementing Rules and Regulations.

SECTION 24.1. Periodic Review. The Implementing Rules and Regulations shall undergo periodic review every three (3) years from the date of its approval. The Technical Committee shall be responsible for carrying out this review and for recommending to the City Mayor the necessary amendments or revisions to the Implementing Rules and Regulations, and to the Green Building Council any amendments or revisions to this Code. This review shall cover, but not be limited to the following:

- a. The effectiveness of the green building standards in attaining the objectives of this Code, other national laws and regulations, the Enhanced Quezon City Local Climate Change Action Plan (Enhanced QC-LCCAP), and relevant local plans;
- b. The efficacy and practicality of the implementation of the green building standards;
- c. The extent that the incentives have encouraged the construction of buildings to go beyond the minimum requirements of this Code;
- d. The adequacy of the training, education, and outreach programs implemented;
- e. The need for revisions, updates, and amendments to the Rules and Regulations of this Code including the adoption of appropriate internationally-recognized standards or systems; and
- f. The feasibility of moving from a prescriptive code to a performance-based code.

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SECTION 24.2. Upon completion of the mandatory Periodic Review, the Committee shall submit its findings and recommendations to the Green Building Council, which shall then submit a report to the City Mayor and the City Council on (i) the results of the review; (ii) the actions taken in response to the recommendations that are within the authority of the local chief executive to implement; and (iii) proposed amendments to or revision of this Code for those recommendations that require legislative action.

SECTION 24.3. Progressive Development of a Framework and Standards. – In the periodic review, development, and the progressive evolution of the Implementing Rules and Regulations of this Code, the Technical Committee shall consider the eventual integration and mainstreaming of a framework and appropriate standards that will be based on the following principles:

- a. Reduction of construction impacts and addressing the whole life carbon;
- b. Reduction of operational carbon emissions from energy use by maximizing onsite energy efficiency;
- c. Increasing renewable energy supply by maximizing the supply of onsite renewable energy and procuring any remaining renewable energy requirements; and
- d. Offsetting any remaining carbon emissions.

SECTION 25. BUILDINGS OWNED BY THE QUEZON CITY GOVERNMENT. – With regard to the design, construction, operation, maintenance, renovation and deconstruction of the City's buildings, to ensure that they comply with the requirements under this Code consistent with Quezon City Ordinance No. SP-3107, S-2021:

- a. The Office of the City Administrator shall define targets for the greening of Quezon City's own existing buildings, major renovations thereof, and for new constructions under this Code to ensure that they set an example for the rest of the City to follow. It shall, in coordination with CCESD, PDAD, CArD and QCDE, develop a schedule to ensure that all buildings comply with applicable Base-Level Requirements, and that specific buildings attain Reward-Level Recognition.
- b. CArD shall be responsible for ensuring that the design of Quezon City Buildings shall meet the requirements of this Code at the target and schedule set by the OCA.

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- c. *CARD and QCDE shall ensure that the procurement of infrastructure shall:*
- (1) Align with the targets set by OCA and that Terms of Reference for project procurement duly indicate the green building measures for the relevant building classification under this Code and its Implementing Rules and Regulations;*
  - (2) Mandate that a bidder include, as part of its Technical Proposal, the adoption and implementation of Reward-Level Measures, and provide appropriate weight to such Measures in the evaluation of the Technical Proposal;*
  - (3) Ensure, in the Terms of Reference and the contract documents, that the relevant Green Building Measures are integrated into project milestones in the Terms of Reference and implemented accordingly.*
- d. *QCDE shall be responsible for ensuring that the construction of Quezon City Buildings shall meet the requirements of this Code at the target and schedule set by OCA. No Certificate of Completion shall be issued to a contractor unless the building meets the green building requirements duly indicated in the Terms of Reference and the contractor's Technical Proposal for said building.*

*SECTION 25.1. Further to Section 7 of Quezon City Ordinance No SP-3107, S-2021, the OCA, CCESD, PDAD, CARD, and QCDE shall coordinate and work toward ensuring that all the City's existing buildings are compliant with this Code within five (5) years from the date of effectivity of this Code.*

*SECTION 26. ENFORCEMENT, PROCEDURES, AND PENALTIES. – Without prejudice to civil, administrative, or criminal liabilities under national laws and their rules and regulations, the following shall apply in the implementation of this Code:*

- a. The enforcement powers of the City Building Official, and the procedures and penalties provided under Sections 17 to 21, among others, of the Local Building Code of Quezon City of 2015;*
- b. The administration and enforcement powers of the Zoning Official, and the procedures and penalties provided under Article IX and X of the City's Comprehensive Zoning Ordinance of 2016.*

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SECTION 27. TRANSITIONAL PROVISIONS. –

- a. *Transition Period.* – A building which has been duly issued a building permit prior to the effectivity of this Code’s Implementing Rules and Regulations shall not be required to comply with the standards of this Code and its Implementing Rules and Regulations for the purpose of the issuance of its Certificate of Occupancy, but shall be assessed against the laws and regulations in force at the time of its application for a building permit.
  
- b. *Illegally Constructed Buildings.* – Upon the effectivity of this Code’s Implementing Rules and Regulations, any building constructed without the necessary permits as provided under Section 19 of the Local Building Code of Quezon City of 2015 shall be required to secure the appropriate building permit as a prerequisite to legalization. Notwithstanding the fact that such a building has already been constructed, compliance with this Code and its Implementing Rules and Regulations shall be required for the issuance of said building permit.
  
- c. *Certificate of Exemption.* – No Certificate of Exemption shall be granted to a building that does not meet the Base-Level Measures for its classification under this Code and its Implementing Rules and Regulations, and does not commit to and implement additional Green Building Measures under such terms and conditions as provided in the Implementing Rules and Regulations.

SECTION 28. APPROPRIATIONS. – Subject to existing laws and regulations, the City shall provide in its annual budget the appropriations necessary for the relevant offices and their programs for the full and effective implementation of this Code.

CHAPTER 5  
INCENTIVES, SUBSIDIES, AND BENEFITS

SECTION 29. GREEN BUILDING INCENTIVES. –

- a. *The Technical Committee shall, with the approval of the Green Building Council, develop and implement a program of incentives, subsidies, and other benefits to accelerate the adoption and acceptance of green building;*

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- b. Any building which is entitled to receive any incentive or benefit under and during the effectivity of the Green Building Ordinance of 2009 shall continue to receive such incentive or benefit under the terms and conditions of the entitlement under said Ordinance;
- c. The Technical Committee shall provide, with the approval of the Green Building Council, for the procedure to apply for and avail of incentives, subsidies, or benefits under this Code;
- d. In the grant of incentives for Reward-Level Recognition, the highest level of recognition shall be reserved for buildings that are able to quantify and demonstrate significant reductions and avoidance of emissions by the adoption of Base-Level and Reward-Level Measures, as may be further provided in the Implementing Rules and Regulations.

**SECTION 30. RECOGNITION PROGRAM.** – To effectively promote the adoption of this Code among building professionals, developers, and all stakeholders, a recognition program shall be implemented and integrated by the CCESD into the City’s Green Awards program to acknowledge projects, professionals, and stakeholders who adopt, lead, or advocate for the adoption of Green Building Designs and Measures.

**SECTION 31. INDEPENDENT CERTIFICATION AND APPROPRIATE STANDARDS.** – As may be further provided in the Implementing Rules and Regulations, any building may undergo an independent assessment under an established green building certification process and be entitled to receive appropriate incentives, provided that the certification process demonstrates that it adopts methodologies and standards that align or exceed those provided by this Code and its Implementing Rules and Regulations.

**CHAPTER 6  
FINAL PROVISIONS**

**SECTION 32. STATEMENT OF AUTHORITY.** – This Code is hereby adopted pursuant to the following:

- a. Section 16, Article II of the 1987 Philippine Constitution which provides that the State shall protect and advance the right of the people to a balanced and healthful ecology in accord with the rhythm and harmony of nature.
- b. The duty and responsibility of the Quezon City Government under Republic Act No. 7160, otherwise known as the Local Government Code of 1991 (LGC of 1991) to, among others:

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- (1) Promote health and safety, enhance the right of the people to a balanced ecology, enhance economic prosperity and social justice (Section 16, LGC of 1991);
  - (2) Exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare (Section 16, LGC of 1991);
  - (3) As an operative principle of decentralization, share with the national government the responsibility in the management and maintenance of ecological balance within their territorial jurisdiction, subject to the provisions of this Code and national policies (Section 3[i], LGC of 1991);
  - (4) Discharge the functions and responsibilities of national agencies and offices devolved to them (Section 17[a], LGC of 1991), and in relation thereto, carry out devolved functions and responsibilities under various environmental laws, the built environment, and the responsible use of resources;
  - (5) Exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provision of the basic services and facilities enumerated herein (Section 17[a], LGC of 1991).
- c. The authority of the Sangguniang Panlungsod under the Local Government Code of 1991 to, among others:
- (1) Adopt ordinances to protect its inhabitants from the harmful effects of disasters and calamities (Section 458[a][1][iv], LGC of 1991), and protect the environment and impose appropriate penalties for violations thereof (Section 458[a][1][vi], LGC of 1991);
  - (2) Prescribe reasonable limits and restraints on the use of property (Section 458[a][2][vi], LGC of 1991), provide for zoning and regulate the construction, repair or modification of buildings (Section 458[a][2][ix], LGC of 1991), regulate activities relative to the use of land, buildings and structures (Section 458[4], LGC of 1991);
  - (3) Provide for the establishment, maintenance, protection and conservation of communal forests and watersheds, tree parks, greenbelts, mangroves, and other similar forest development projects (Section 458[a][5][i], LGC of 1991);

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- (4) Regulate the use and approve the construction, improvement, repair and maintenance of streets, avenues, alleys, sidewalks, bridges, parks, and other public places (Section 458[a][5][v], LGC of 1991);
- (5) Generate resources and revenues for its plans, programs, and priorities (Section 458[2], LGC of 1991).
- d. The duty and responsibility of the City under Republic Act No. 9729, (or the Climate Change Act of 2009, as amended by Republic Act No. 10174) to formulate and implement a climate change action plan consistent with the Local Government Code of 1991, the National Framework Strategy on Climate Change, and the National Climate Change Action Plan, and to mobilize and allocate necessary personnel, resources and logistics to effectively implement its local action plan (Section 14 of Republic Act No. 9729, as amended).
- e. The duty and responsibility of the City under Presidential Decree (P.D.) No. 1096 (or the National Building Code of the Philippines), to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control, duly noting that the National Building Code of the Philippines and its Implementing Rules, and Regulations, and Referral Codes collectively provide a framework of minimum standards toward that end (Section 102, P.D. No. 1096), thus recognizing the authority and autonomy of a local government to adopt higher standards.

SECTION 33. APPLICABILITY OF EXISTING NATIONAL LAWS AND REGULATIONS IN RELATION TO LOCAL AUTONOMY. – The provisions of relevant national laws on the environment, built environment, energy and resource use, and their implementing rules and regulations, and the relevant administrative issuances of implementing agencies, shall continue to remain in force and applicable, and shall serve as a reference for establishing the Base-Level Requirements of this Code, while recognizing that the City, by virtue of its local autonomy and its mandate to promote the general welfare and protect the environment under the Local Government Code of 1991, may provide more stringent requirements.

SECTION 34. GENERAL RULES ON INTERPRETATION. – In construing any provision of this Code, the following rules of construction shall be observed unless inconsistent with the manifest intent of the said provisions.

- a. General Interpretation of this Code – All doubts in the implementation and interpretation of the provisions of this Code, including its Implementing Rules and Regulations, shall be resolved in favor of the safety and well-being of a building's occupants, greater protection of the environment, and the promotion of the general welfare. If specific provisions of this Code conflict with each other, the provision which affords the safety and well-being of a building's occupants and greater protection to the environment, and the promotion of the general welfare, shall prevail.

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- b. *Words and Phrases – As a general rule, words and phrases shall be construed and understood according to their common and approved usages.*

*Words and phrases which have been defined by this Code and its Implementing Rules and Regulations shall be construed and understood with that definition. In the absence of such a definition, for other words and phrases which have a technical meaning, the National Building Code of the Philippines, its Implementing Rules and Regulations, and its Referral Codes, technical or professional publications, shall apply.*

*Other words and phrases which may require a technical, peculiar, and/or appropriate meaning under this Code shall be construed and understood according to such technical, peculiar, or appropriate meaning.*

- c. *Shall – The term “shall” is always understood in its mandatory meaning.*
- d. *Gender Number – The use of the singular they/them/theirs shall extend and apply to any gender. Every word importing the singular number shall extend and apply to several persons or things as well. Every word importing the plural number shall extend and apply to one person or thing as well.*

**SECTION 35. SUPPLETORY EFFECT TO OTHER LAWS AND DECREES.** – *The provisions of this Code shall be without prejudice to the application of other laws or executive issuances vesting national agencies with jurisdiction over matters which have not been devolved to the City.*

**SECTION 36. SEPARABILITY CLAUSE.** – *If any part or section of this Code is declared unconstitutional, such declaration shall not in any way affect the other parts or sections of this Code.*

**SECTION 37. REPEALING CLAUSE.** – *Subject to Section 29(b) hereof, Quezon City Ordinance No. SP-1917, S-2009 is hereby repealed.*

*All other ordinances, resolutions, executive orders, rules, regulations, and other administrative issuances, or the provisions thereof, which are contrary to, or inconsistent herewith, are hereby repealed or modified accordingly, provided that any rights vested before the effectivity of this Code shall not be impaired.*

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SECTION 38. EFFECTIVITY CLAUSE. – This Code shall take effect fifteen (15) days after its publication in print, in any newspaper of general circulation and, online, posting copies of the same on the City’s official website and social media platforms.

Its Implementing Rules and Regulations shall take effect thirty (30) days after their publication (i) in print, in any newspaper of general circulation and, (ii) online, posting copies of the same on the City’s official website and social media platforms.

ENACTED: March 10, 2025.



GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

ATTESTED:

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

APPROVED: MAY 26 2025

  
MA. JOSEFINA G. BELMONTE  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 10, 2025 and was PASSED on Third/Final Reading on March 17, 2025.

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

