

Republic of the Philippines
Department of Public Works and Highways
Manila

Pursuant to the authority vested in the Secretary of the Department of Public Works and Highways (DPWH) under Chapter 2 of the National Building Code of the Philippines (PD 1096), the following Rules and Regulations are hereby promulgated and issued:

*Annotation: The 2004 Revised IRR text and graphics are **as originally published by the DPWH on April 1, 8 and 15, 2005** in The Manila Standard Today, with supplied emphases, underscoring and annotations.*

RULE I - GENERAL PROVISIONS

SECTION 101. Title

These Rules shall be known and cited as the “**Revised Implementing Rules and Regulations of the National Building Code of the Philippines (P.D. 1096)**” and shall be referred to as the “**IRR**”.

SECTION 102. Declaration of Policy

It is hereby declared to be the policy of the State to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control; and to this end, make it the purpose of the Code to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance.

SECTION 103. Scope and Application

1. The scope of this **IRR** shall cover the following disciplines: **architectural**, civil/structural, electrical, mechanical, sanitary, plumbing, and electronics. This shall also apply to the design, location, siting, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures, **except** traditional indigenous family dwellings, and those covered by **Batas Pambansa Bilang 220** otherwise known as the “Economic and Socialized Housing Projects”.
2. Existing buildings or structures without appropriate building permits/certificates of occupancy may be legalized and issued the necessary permits and certificates, provided, they are made to conform to these rules and regulations. However, they shall be subject to the imposition of penalties, surcharges, fines and other appropriate measures.
3. The applicable and consistent provisions of the **allied professional codes and other government agency codes as approved by the DPWH Secretary** shall serve as the **referral codes** of PD 1096 and this IRR.

SECTION 104. General Building Requirements

1. **All buildings** or structures as well as accessory facilities thereto shall conform in all respects to the principles of safe construction and must be suited to the purpose for which they are designed.
2. **Buildings** or structures intended to be used for the manufacture and/or production of any kind of article or product shall observe adequate environmental safeguards.

3. **Buildings** or structures and all parts thereof as well as all facilities found therein shall be maintained in safe, sanitary and good working condition.

SECTION 105. Site Requirements

The land or site upon which will be constructed **any building** or structure, or any ancillary or auxiliary facility thereto, shall be sanitary, hygienic or safe. In case of sites or **buildings intended for use as human habitation** or abode, the same shall be at a safe distance, as determined by competent authorities, from streams or bodies of water and/or sources of air considered to be polluted; from a volcano or volcanic site and/or any other building considered to be a potential source of fire or explosion.

SECTION 106. Definitions

1. For purposes of this **IRR**, the following definitions shall apply:

ADDITION – Any new construction which increases the height and/or floor area of existing **buildings/structures**.

AGENCY OF THE GOVERNMENT – Refers to **any** of the various units of the government including a department, bureau, office, instrumentality, or government owned or controlled corporation.

ALTERATION – Works in **buildings/structures** involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does **not** increase the building height and/or floor area.

APPLICATION FORMS – A preformatted prescribed application form duly accomplished and notarized by the **respective design professional** with validation matrices related to other **building** rules and regulations.

APPLICANT/ PERMITTEE – **Any** person, firm, partnership, corporation, head of government or private institution, organization of any character applying for the issuance of permits and certificates.

BUILDING OFFICIAL – the **Executive Officer** of the **OBO appointed** by the Secretary.

BUILDING PERMIT – A document issued by the **Building Official (BO)** to an owner/applicant to proceed with the construction, installation, addition, alteration, renovation, conversion, repair, moving, demolition or other work activity of a specific project/building/structure or portions thereof after the accompanying principal plans, specifications and other pertinent documents with the duly notarized application are found **satisfactory and substantially conforming** with the National Building Code of the Philippines (the **Code**) and its Implementing Rules and Regulations (**IRR**).

CODE – **PD 1096**, otherwise known as the **National Building Code of the Philippines**.

CONSTRUCTION – All on-site work done in the site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries and equipment of **buildings/structures**.

CONVERSION – A change in the use or occupancy of **buildings/structures** or any portion/s thereof, which has different requirements.

DEMOLITION – The systematic dismantling or destruction of a **building/structure**, in whole or in part.

DEPARTMENT – The **Department of Public Works and Highways (DPWH)**.

EXECUTIVE DIRECTOR – The **Executive Officer** or Head of the **NBCDO**.

MOVING – The transfer of **buildings**/structures or portion/s thereof from original location or position to another, either within the same lot or to a different one.

OFFICE OF THE BUILDING OFFICIAL (OBO) – The Office authorized to **enforce** the provisions of the **Code** and its **IRR** in the field as well as the enforcement of orders and decisions made pursuant thereto.

REFERRAL CODES – The applicable provisions of the various agency and **technical professional codes** that are supplementary to the Code.

RENOVATION – **Any** physical change made on **buildings**/structures to increase the value, quality, and/or to improve the aesthetic.

REPAIR – Remedial work done on any damaged or deteriorated portion/s of **building**/structure to restore to its original condition.

SECRETARY – Head or **Chief Executive Officer** of DPWH.

STAFF – The personnel of the **National Building Code Development Office (NBCDO)**.

2. As used in this **IRR**, other words, terms and phrases enumerated in the Glossary hereof shall have the meaning or definition correspondingly provided therein.

(emphases, underscoring and annotations supplied)

Rule II follows.