

RULE V - REQUIREMENTS OF FIRE ZONES

SECTION 501. Fire Zones Defined

Fire zones are areas within which only certain types of **buildings**/structures are permitted to be constructed based on their use or occupancy, type of construction, and resistance to fire.

SECTION 502. Buildings Located in More Than One Fire Zone

A **building**/structure which is located partly in one (1) fire zone and partly in another shall be considered to be in the more highly restrictive fire zone, when more than one third (1/3) of its total floor area is located in such zone.

SECTION 503. Moved Buildings

1. **Any building**/structure moved within or into any fire zone shall be made to comply with all the requirements for buildings/structures in that fire zone.
2. This shall also apply to pre-engineered or pre-fabricated **buildings**/structures that may be dismantled and re-assembled.

SECTION 504. Temporary Buildings/Structures

1. Temporary buildings such as reviewing stands and other miscellaneous structures conforming to the requirements of the Code, and sheds, canopies and fences used for the protection of the public around and in conjunction with construction work, may be erected in the fire zones by special permit from the **Building Official** for a limited period of time, and such buildings or structures shall be completely removed upon the expiration of the time limit stated in such permits.
2. Erection of temporary buildings/structures to be located in restrictive and highly restrictive zones and which do not conform with the type of construction allowed or permitted within such zones may be allowed by the Building Official for a given period of time provided that, fire protective/preventive measures and fire suppression facilities are adequate.

SECTION 505. Center Lines of Streets

The center line of adjoining street or alley may be considered an adjacent property line. Distances shall be measured at right angles to the street or alley.

SECTION 506. Restrictions on Existing Buildings

1. Existing buildings or structures in fire zones that do not comply with the requirements for a new building erected therein shall not hereafter be enlarged, altered, remodeled, repaired or moved except as follows:
 - a. Such building is entirely demolished;
 - b. Such building is to be moved outside the limits of the more highly restrictive Fire Zone to a zone where the building meets the minimum standards;
 - c. Changes, alterations and repairs may be made provided that in any 12- month period, the value of the work does not exceed 20% of the value of the existing building, and provided that, such changes do not add additional combustible material, and do not, in the opinion of the **Building Official**, increase the fire hazard;

- d. Additions thereto are separated from the existing building by **fire walls**, as set forth in Section 506 (b);
- e. Damage from fire or earthquake, typhoons or any fortuitous event may be repaired, using the same kind of materials of which the building or structure was originally constructed, provided that, the cost of such repair shall **not** exceed 20% of the replacement cost of the building or structure.

SECTION 507. Designation of Fire Zones

The **legislative body of the LGU** may enact **ordinances** for the purpose of **designating fire zones** based on the parameters and guidelines set forth in this Section.

1. Designation of Fire Zones is purposely for management, prevention, control and suppression of conflagration that may occur in population centers. The designation of fire zones is as follows:
 - a. **Non-Fire Restricted Zones:** These are areas where siting of buildings/structures are permitted **without fire-resistivity** measures, often located in the country sides or rural areas where commercial and industrial and other buildings are sparsely constructed, or may be clustered in small groups like farm lands wherein dwellings are built of indigenous materials such as bamboo, *sawali*, *nipa*, cogon, palm leaves and wood up to **Types I and II** Construction as classified in **Section 401 of the Code**.
 - b. **Fire Restrictive Zones:** Areas wherein siting of buildings/structures are permitted within prescribed fire-resistivity measures for exterior walls of **at least two-hour fire resistivity**. Usual locations in suburban areas are permitted to be built with at least **one-hour fire-resistivity throughout** as **Types II, III to IV** Constructions as prescribed in **Section 401 of the Code**.
 - c. **Highly Fire Restrictive Zones:** Areas wherein highly fire- resistive or non-combustible buildings/structures and/or construction assemblies of **no less than three to four-hour fire-resistive** construction materials are used throughout, including exterior walls. Only **Types IV and V** Constructions are permitted in the areas.

(emphases supplied)

Rule VI follows