

**General/ Initial Anotations to (and/or Comments on) the 2004 Revised Implementing Rules and Regulations (R-IRR, effective 01 May 2005) of the 1977 National Building Code of the Philippines (NBCP, otherwise known as Presidential Decree or P.D. No. 1096, signed February 1977 by Pres. FE Marcos)**

1. Scope and Application

The 2004 Revised IRR applies to new developments i.e. properties alongside new road rights-of-way (RROW) or other new rights-of-way (ROWs); new estate developments e.g. business parks, industrial estates, tourism estates, residential subdivisions and the like; reclamation projects and the like; it does not apply to pre-existing developments where there are already established line and grade; generally speaking however, owners and consultants of such properties can comply with the 2004 Revised IRR on their own volition;

2. Firewalls

Any wall higher than 3.0 meters (m) from established sidewalk level are considered firewalls and not perimeter nor property walls; there must be absolutely no operable opening at a firewall; in cases where the firewall is above 3.0 m tall, a 0.60 meter setback and drainage system should be introduced to drain and

maintain the firewall; billboards mounted on firewalls already violate the airspace of the adjoining property;

3. Endwalls

For residential 2 (R-2) properties, endwalls instead of firewalls can be allowed, especially for lots measuring 120 sqm or less; an endwall is similar to a firewall except that glassblocks are allowed and that a 1.0 m setback for drainage and maintenance purposes shall be provided; a roof edge may actually project by as much as 0.30 m beyond the endwall for better architectural treatment.

4. Liability of Building Officials

The Building Officials do not assume any professional responsibility nor civil liability for the plans and designs that they approve; only the signing professionals do;

5. Architectural Documents to Submit

Registered and Licensed Architects (RLAs) must only submit the documents prescribed and nothing more; for instance, there is no need to submit architectural details which only find their way into (and may end up being used and/or copied by unscrupulous individuals); since there is an injunction on Secs. 302.3 and 302.4 of the 2004 Revised IRR of the 1977 NBCP, refer to the older version for the minimum list of architectural documents to submit as part of the building permit application.

6. Who Should File the Building Permit Application

To best protect the Client's interest, the Registered and Licensed Architects (RLAs), not the General Contractor, must file the building permit application.