



Property Developers' Guide to the IRR Building Code IRR of the Philippines

**9:00 am to 5:00 pm, Tuesday & Wednesday, May 21 & 22, 2024
EDSA SHANGRI-LA HOTEL, MANDALUYONG CITY, PHILIPPINES**

COURSE OUTLINE

Part 1 of this presentation provides an overview *and understanding of the National Building Code of the Philippines such as Republic Act 6541 and the Presidential Decree 1096 with the New IRR (Revised 2005) and how it relates to the different referral and model codes:*

1. Architectural Code of the Philippines
2. Structural Code of the Philippines
3. Plumbing Code of the Philippines
4. Sanitation Code of the Philippines
5. Philippine Electrical Code
6. Mechanical Code of the Philippines
7. Electronic Code of the Philippines
8. Interior Design Code of the Philippines

Part 2 of this Presentation provides the reference Standards mentioned and/ or required by the building Code (PD 1096) as guidelines, model method and procedures as well as additional input to supplement implementation of the Code.

1. Uniform Building Code / 1997, Vol 1, 2, 3 & Compliance
2. Water Code of the Philippines
3. PD 1185 (Fire Code of the Philippines/ RA 9514)
4. BP 220 (Pre-Fabricated Constructions)
 - How To Beat the Requirement of DPWH Certifications
5. BP 344 (Accessibility Law and its application on different types of buildings)
6. Manual for Steel Construction Based on International Standards (ASEP)
7. Structural Code of Practice
8. OSHA / Regulation on Construction Industry
9. LGU Barangay/ Buildings Occupancies & Drainage
10. Conversions/ English to Metric to SI
11. Zoning & Land Use
12. Sanitation Code of the Philippines
13. AISC / Steel Handbook of the American Institute of Steel Construction
14. PEZA and Special Zones Regulations
15. Material Testing, Tools and Equipment

Part 3 of this presentation pertains to the implementation of the Code to make stakeholders becomes knowledgeable and well-versed of the provisions of the Code both the basic as well as IRR, issuances, and memorandums affecting building construction (e.g. green building, accessibility law, instrumentation and safety requirement of building and additional rules)

1. Administration and Enforcement on Professional Code
2. Building Code Requirement, Applications and Processing of Permits (eg. Procedural steps) for Constructions to include ancillary and accessory permits as the basis of the obligation of the practicing technical professionals, *contractors* and property administrators. These includes discussions on streamlining of procedures to satisfy ease of doing business in the Philippines.



- Various Clearances and Regulations for Development Projects
 - Classification of Occupancy
 - Structural Requirements for Permits
 - Applications and Processing of Building Permit
 - Certificate of Occupancy
 - Maintenance of Building
3. Types of Construction Following Fire Code of the Philippines
 4. Light and Ventilation, Road Right of Way and HLURB and Zoning Provisions
 5. Plumbing Installations
 6. Administrative Sanctions *and Procedures*
 - How to Deal with Violations of Building Code
 - Investigation and Due Process
 - Appeals to Proper Authorities
 - Remedies
 7. BP 344 in Buildings / Facilities for Disabled and Senior Citizens
 8. Fees, Charges, *Surcharges, Penalties and Fines*
 9. Sign and Sign Structures
 10. First Line Management/ *Citizen Charters*
 11. How to Prepare Your Building for Annual Inspections of Building Officials
 - Addressing arbitrary and additional requirements of Building Officials
 - Rights and Remedies of Building and Property Owners, Developers, Contractors and Technical Professionals
 12. Dwelling Requirements and BP 220 (Economic & Socialized)

Part 4 provides strategies to resolve common problems of Property Owners, Developers, Contractors and Professional practitioners involved in development of projects (eg. Solving zoning restrictions, How to deal with stoppage of constructions).

Part 5: Special Topics

- 1) The easy way of applying for building permit without difficulty on compliance
- 2) Effect of building ordinances
- 3) Understanding the limitation of the powers of building officials

Part 6: Updates on Actual Cases and Successful Arbitration Proceedings

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