



Republic of the Philippines
Province of Surigao del Sur

CITY OF TANDAG

Office of the Secretary to the Sangguniang Panlungsod

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BAGONG PILIPINAS

September 5, 2025

THE HONORABLE CHAIRPERSON & MEMBERS
SANGGUNIANG PANLALAWIGAN of SURIGAO DEL SUR
Capitol Hills, City of Tandag

Thru: **MR. EDGAR G. PEREZ II, JD**
Secretary to the Sangguniang Panlalawigan

Sirs and Mesdames:

Greetings!



We are pleased to furnish you a copy of Ordinance No. 015, Series of 2024, entitled: **“AN ORDINANCE CREATING THE LOCAL BUILDING CODE OF THE CITY OF TANDAG, SURIGAO DEL SUR”** enacted by the 6th Sangguniang Panlungsod during its 23rd Regular Session held on June 13, 2024, and duly approved by the Local Chief Executive on September 4, 2025.

Please also find the following pertinent attachments:

- 1) 4 original copies – Transmittal Letter;
and 4 photocopies
- 2) 4 original copies Ordinance No. 015
- 3) Minutes and Attendance Sheet of Public Hearing
- 4) 4 original copies
and 4 photocopies Certificate of Posting in different conspicuous areas;
- 5) Proof of Posting (photographs)

Very truly yours,

LOURDES LOUELLA E. ESCANDOR, MPP
Secretary to the Sangguniang Panlungsod

File



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WHEREAS, Republic Act 7160, otherwise known as the Local Government Code of 1991, pursuant to the mandate of devolution of powers, provides that the local government has the authority to manage territorial jurisdiction on behalf of the national government and to promulgate rules and regulations necessary for the interest and improvement of administration of its affairs, proper delivery of services and facilities to the general public;

WHEREAS, while there is Presidential Decree No. 1096, the same needs an amplification of its provisions in order to properly address the current needs of the general public, address and conform with the development goals and programs of the local government and adequately provides for the technological requirements of buildings and structures in terms of up-to-date design and construction standards and criteria;

WHEREAS, the occurrence of fortuitous events in the City, necessitates to rationalize the functions and responsibilities of the various stakeholders of the construction industry, i.e., design professionals, constructors, building and lot owners, to insure and safeguard life, health, property and the public welfare.

NOW THEREFORE:

BE IT ORDAINED BY THE SANGUNIANG PANLUNGSOD OF THE CITY OF TANDAG IN REGULAR SESSION ASSEMBLED:

RULE I – GENERAL PROVISIONS

SECTION 1. Title - This Ordinance shall be known as, **“AN ORDINANCE CREATING LOCAL BUILDING CODE OF THE CITY OF TANDAG, SURIGAO DEL SUR”**

SECTION 2. 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 3. Scope and Application –

- a) The scope of this Building Code shall cover the following disciplines: architectural, civil/structural, electrical, mechanical, sanitary, plumbing, and electronics. This shall also apply to the design, location, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of, and addition to public and private buildings and structures, except traditional indigenous family dwellings.
- b) 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.



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SECTION 4. General Building Requirements – 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.

SECTION 5. Definition of Terms –

a) For purposes of this Ordinance, 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, and location/size of openings, structural parts, existing utilities and equipment but does not increase the building height and/or floor area.

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 City Mayor.

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.

OFFICE OF THE CITY BUILDING OFFICIAL (COBO) – 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.



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.

CHAFLAN – Chamfer or bevel.

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

RULE II - ADMINISTRATION AND ENFORCEMENT

SECTION 6. Building Officials - Except as otherwise provided herein, the City Building Official shall be responsible for carrying out the provisions of the Building Code in the field as well as the enforcement of orders and decisions made pursuant thereto.

SECTION 7. Qualifications of City Building Officials -
No person shall be appointed as City Building Official unless he possesses the following qualifications:

- a) A Filipino citizen and of good moral character.
- b) A duly registered architect or civil engineer.
- c) A member of good standing of a duly accredited organization of his profession for not less than five (5) years endorsed or recommended by the accredited professional organization.
- d) Has at least five (5) years of diversified and professional experience in building design and construction.
- e) Has attended and successfully completed a seminar workshop on PD 1096 and its IRR conducted by the DPWH.

SECTION 8. Duties of the City Building Official - The City Building Official shall have the following duties and functions:

- a) Be primarily responsible for the enforcement of the provisions of the Building Code and its IRR, as well as circulars, memoranda, opinions and decisions/orders issued pursuant thereto. His actions shall always be guided by appropriate orders/directives from the City Mayor.
- b) Have overall administrative control and/or supervision over all works pertinent to buildings/structures in his area of responsibility and shall be charged with the processing of all permit applications and certificates as well as the issuance of the same;



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- c) Ensure that all changes, modifications, and alterations in the design plans during the construction phase shall not start until the modified design plan has been evaluated and the necessary amendatory permit issued;
- d) Undertake annual inspections of all buildings/structures and keep an up-to-date record of their status;
- e) Upon complaint or motu proprio and after due notice/s and hearing, initiate action towards:
- f) non-issuance, suspension, revocation and/or invalidation of a building permit or certificate of occupancy;
- g) Issuance of work stoppage order, or an order for discontinuance of the use or occupancy of the building/structure or portion thereof;
- h) Declaration of a building/structure as ruinous or dangerous;
- i) The imposition of appropriate fees, fines and penalties.
- j) Formulate a system of peer review and professional registry and exercise authority to suspend, regulate and penalize erring professionals covered by the professional registry.
- k) Submit a quarterly situational report to the City Mayor through the City Administrator, on the status of all existing, on-going, and proposed public as well as private building/structure activities.
- g.) Undertake such other duties and tasks as may be assigned by the City Mayor from time to time.

SECTION 9. Exemption - Public buildings and traditional indigenous family dwellings shall be exempt from payment of building permit fees.

As used in the Ordinance, the term "traditional indigenous family dwelling" means a dwelling intended for the use and occupancy by the family of the owner only and constructed of native materials such as bamboo, nipa, logs, or lumber, the total cost of which does not exceed twenty thousand pesos (P 20,000.00).

SECTION 10. Use of Income from Fees –

- a) The City Building Official shall keep a permanent record and accurate account of all fees and other charges fixed and authorized to be collected by him/her.
- b.) The Order of Payment issued by the City Building Official shall show the breakdown of the total collections indicating the share of the local government concerned - 80% and the share of the national government - 20%.



SECTION 11. Implementing Rules and Regulations - In the implementation of the provisions of the Ordinance, the City Mayor shall formulate necessary rules and regulations and adopt design and construction standards and criteria for buildings and other structures.

SECTION 12. Administrative Fines - The City Building Official may prescribe and impose fines not exceeding ten thousand pesos (P10, 000.00) in the following cases, subject to the terms and procedures as hereunder provided:

- a) Erecting, constructing, altering, repairing, moving, converting, installing or demolishing a private or public building/structure if without building/demolition permit.
- b) Making any alteration, addition, conversion or repair in any Building/structure/apurtenances thereto constructed or installed before the adoption of the Code, whether public or private, without a permit.

Unauthorized change, modification or alteration during the construction in the duly submitted plans and specifications on which the building permit is based.

d) Non-compliance with the work stoppage order or notice and/or orders to effect necessary correction in plans and specifications found defective.

e) Non-compliance with order to demolish building/structure declared to be nuisance, ruinous or dangerous.

f) Use or occupancy of a building/structure without Certificate of Occupancy/Use even if constructed under a valid building permit.

g) Change in the existing use or occupancy classification of a building/structure or portion thereof without the corresponding Certificate of Change of Use.

h) Failure to post or display the certificate of occupancy/use/operation in a conspicuous place on the premises of the building.

i) Change in the type of construction of any building/structure without an amendatory permit.

SECTION 13. Determination of Number of Fines-

In the determination of the number of fines to be imposed, violations shall be classified as follows:



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Light Violations-

- a) Failure to post Certificate of Occupancy/Use/Operation.
- b) Failure to post Building Permit construction information sign.
- c) Failure to provide or install appropriate safety measures for the protection of workers, inspectors, visitors, immediate neighbors and pedestrians.

Less Grave Violations -

- a) Non-compliance with the work stoppage order for the alteration, addition, conversion or repair without permit.
- b) Use or occupancy of building/structure without appropriate Certificate of Occupancy/Use/Operation.

Grave Violations -

- a) Unauthorized change, modification or alteration during construction in the duly submitted plans and specifications on which the building permit is based.
- b) Unauthorized change in type of construction from more fire-resistive to less fire-resistive.
- c) Non-compliance with order to abate or demolish.
- d) Non-compliance with work stoppage order for construction/demolition without permit.
- e) Change in the existing use or occupancy without Certificate of Change of Occupancy/Use/Operation.
- f) Excavations left open without any work being done in the site for more than one hundred twenty (120) days.

SECTION 14. Amount of Fines -

The following amount of fines for violations of the Building Code and this IRR is hereby prescribed:

Light Violations.	- P 5,000.00
Less Grave Violations	- P 8,000.00
Grave Violations.	- P10,000.00

SECTION 15. Dangerous and Ruinous Buildings or Structures - Dangerous buildings are those which are herein declared as such or are structurally unsafe or not provided with safe egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health or public welfare because of inadequate maintenance, dilapidation, obsolescence, or abandonment; or which otherwise contribute to the pollution of the site or the community to an intolerable degree.

SECTION 16. Abatement of Dangerous Buildings - When any building or structure is found or declared to be dangerous or ruinous, the Building Official shall order its repair, vacation or demolition depending upon the degree of danger to life, health, or safety. The condition or defects that render any building/structure dangerous or ruinous are as follows:



1. Structural Hazards -

- a) Whenever any building/structure or portion thereof has been damaged By fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before the catastrophe and is less than the minimum requirements of the National Structural Code of the Philippines (NSCP) for new buildings of similar structure, purpose or location.
- b) Whenever any portion or member or appurtenances thereof is likely to fall, or to become detached or dislodged or to collapse and thereby injure persons or damage property.
- c) Whenever any portion of a building/structure or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the NSCP for such type of buildings.
- d) Whenever any portion thereof has been wrecked, warped, buckled or settled to such an extent that the walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction.
- e) Whenever the building/structure or any portion thereof, because of: (i) dilapidation, deterioration or decay; (ii.) faulty construction; (iii.) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv.) the deterioration, decay or inadequacy of its foundation; or (v.) any other cause, is likely to partially or totally collapse.
- f) Whenever the exterior walls or other vertical structural member lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
- g) Whenever the building/structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non- supporting members, enclosing or outside walls or coverings.
- h) Whenever the building/structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become: (i.) an attractive nuisance to public; (ii.) a harbor for vagrants, criminals or immoral persons; or (iii.) a resort for purposes of committing unlawful or immoral acts.
- i) Whenever any portion of a building/structure remains on the site after its demolition or whenever any building/structure or portion thereof is abandoned for a period in excess of twelve (12) months so as to make it a nuisance or hazard to the public.



2. Fire Hazards -

- a) Any building/structure or portion thereof, device, apparatus, equipment material, or vegetation which may cause fire or explosion, or provide a ready fuel or augment the speed and intensity of fire or explosion arising from any cause.
- b) All buildings/structures or portions thereof not provided with the required fire resistive or fire- protective construction or fire-extinguishing system or equipment.
- c) Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire and panic.
- d) Whenever any building/structure, because of obsolescence, dilapidated condition, deterioration, damaged, inadequate exits, lack of sufficient fire-resistive construction, hazardous electric wiring, gas connections or heating apparatus, or other cause, in violation of the Fire Code of the Philippines (PD 1185).

3. Unsafe Electrical Wiring

- a) All wiring systems or installations which do not conform to the rules and regulations embodied in the latest Philippine Electrical Code.
- b) Inadequately maintained or improperly used electrical wirings, outlets, devices and/or equipment.

4. Unsafe Mechanical Installation

- a) Mechanical systems or installations which do not conform to the rules and regulations embodied in the Philippine Mechanical Code.
- b) Inadequately maintained or improperly used mechanical outlets, devices and/or equipment.
- c) Lack of or improper operation of required ventilating equipment or air-conditioning systems.
- d) Improperly installed or lack of protection and safety provisions on steam, gas and fuel supply lines.

5. Inadequate Sanitation/Plumbing and Health Facilities -

- a) All sanitation and plumbing systems or installations which do not conform to the rules and regulations embodied in the Code on Sanitation of the Philippines and the Revised National Plumbing Code.
- b) Inadequately maintained or improperly used sanitation and plumbing facilities.



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- c) Infestation of insects, vermin or rodents and lack of adequate control for the same.
- d) Lack of adequate garbage and rubbish storage and removal or disposal facilities.
- e) Source of pollution.
- f) Architectural Deficiency
 - i.) All buildings/structures or portion thereof used or occupied for purposes other than their intended uses.
 - ii.) Improper/Unauthorized Occupancy/Location.
- g) Insufficient amount of natural light and ventilation due to inadequate open spaces such as courts and yards as required.
- h) Inadequate sizes of rooms and space dimensions and window openings.
- i) Dilapidated, blighted and other unpresentable buildings/structures against generally accepted aesthetic standards.

SECTION 17. PROCEDURE IN ENFORCING ADMINISTRATIVE SANCTIONS -

- a) The City Building Official, motu proprio or upon complaint, and after the notice and/or hearing, initiates action towards the non-issuance, suspension, revocation or invalidation of a building permit/certificate of occupancy, issuance of a work stoppage or an order for the discontinuance of the use/occupancy of a building/structure or portion thereof and/or the imposition of appropriate fines.
- b) In case of a protest against a pending application or complaint alleging violation of any terms and conditions of a building permit/certificate of occupancy, or any provisions of the Code and the IRR, the City Building Official shall immediately notify the respondent in writing and require him to submit a written explanation/answer within a period of not less than five (5) days from the receipt of notice.
- c) If the explanation/answer of the respondent (applicant/permittee/building owner) is found satisfactory, the City Building Official shall dismiss the protest/complaint. If found unsatisfactory, he shall personally conduct a formal investigation of the complaint, or designate an investigator to do the same.
- d) In any contested case or investigation, all parties shall be entitled to notice and hearing. The notice shall be served at least five (5) days before the date of the hearing and shall state the date, time and place of the hearing. The parties shall also be given opportunity to present evidence and argument on all issues.
- e) In any investigation, the City Building Official shall have the power to require the attendance of witnesses as well as the production of documentary evidence and other pertinent data.



f) In any investigation,

i) The Building Official may admit and give probative value to evidence as commonly accepted by reasonable prudent men in the conduct of their affairs.

ii) Documentary evidence may be received in the form of copies or excerpts, if the original is not readily available. Upon request, the parties shall be given opportunity to compare the copies with the original. If the original is in the official custody of a public officer, a certified true copy thereof may be accepted.

iii) Every party shall have the right to cross-examine witnesses and to submit rebuttal evidence.

iv) The investigator may take notice of judicially cognizable facts and of generally cognizable technical/scientific facts within his or the witnesses specialized/ professional knowledge.

v) Whenever the Building Official suspects that a building/structure poses imminent danger or risk to life, limb or property and the public welfare, he shall immediately send an inspection team to conduct a detailed inspection of the building/structure. The team shall submit a report within ten (10) days.

vi) Based on the findings and recommendations of the inspection team, in accordance with any or all of the conditions enumerated under this Code, the City Building Official may direct or order the closure of the building/structure.

vii) The Building Official shall order the lifting of the closure only after the defects/deficiencies of the subject building/structure have been duly corrected.

viii) Every decision, order or notice of non-issuance, suspension or revocation of a building permit/certificate of occupancy shall be in writing, and shall state specifically the reason/s or ground/s therefor. The City Building Official shall decide each case within fifteen (15) days following the termination of the investigation. The parties concerned shall be notified of the decision in writing by courier or by registered mail.

ix) The order of the City Building Official shall become final and executory fifteen (15) days after receipt of a copy thereof by the party adversely affected unless within that period, an administrative appeal has been perfected. In which case, the fifteen (15) day period shall be suspended accordingly. If the motion for reconsideration is denied, the movant shall have the right to perfect his appeal during the remainder of the period for appeal, reckoned from the date of receipt of the resolution of denial. If the order/decision is reversed on reconsideration, the aggrieved party, if there is any, shall have fifteen (15) days from the receipt of the resolution within which to perfect his appeal.



- x)** Within fifteen (15) days from the date of receipt of notice or advice of the non-issuance, suspension or revocation of permit/certificate of occupancy or any order/decision of the Building Official, the applicant/permittee or any adversely affected party may file an appeal directly with the City Mayor. For this purpose, the City Mayor may secure the technical assistance to initially act on the appeal.
- xi)** The order/decision of the City Mayor in any case brought to him on appeal shall be final and shall become executory fifteen (15) days after the receipt by the parties concerned.
- xii)** For the enforcement and execution of any of his orders, decisions, the City Building Official may secure the assistance of the local police or any peace officer in the locality or area where the building/structure is located, in accordance with the Memorandum of Agreement between the DILG and DPWH.
- xiii)** The rights, actions, remedies and procedures herein are without prejudice to further action that may be taken by the City Building Official under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines. Furthermore, all other rights and remedies that may be available under existing laws shall, if applicable, have a supplementary effect thereto.

SECTION 18. PROCEDURE FOR ABATEMENT/DEMOLITION OF DANGEROUS/RUINOUS BUILDINGS/ STRUCTURES –

- a)** There must be a finding or declaration by the Building Official that the building/structure is a nuisance, ruinous or dangerous.
- b)** Written notice or advice shall be served upon the owner and occupant/s of such finding or declaration giving him at least fifteen (15) days within which to vacate or cause to be vacated, repaired, renovated, demolished and removed as the case may be, the nuisance, ruinous or dangerous building/structure or any part or portion thereof.
- c)** Within the fifteen (15) day period, the owner may, if he so desires, appeal to the Secretary the finding or declaration of the Building Official and ask that a re-inspection or re-investigation of the building/structure be made.
- d)** In case the owner should ask the City Building Official for a reconsideration on his order, same shall be given not more than not more than fifteen (15) days within which to render his final decision appealable to the Office of the City Mayor.
- e)** If the appeal is meritorious, the City Mayor may designate a competent representative/s other than the City Building Official to undertake the re-inspection or re-investigation of the building/structure. The representative/s so designated shall make or complete his/their report/s within the period of thirty (30) days from the date of termination of re-inspection or re-investigation.



f) If after re-inspection, the finding is the same as the original one, the Secretary through the Building Official shall notify the owner, giving him not more than fifteen (15) days from receipt of notice with affirmed finding to vacate or cause to be vacated and make necessary repair, renovation, demolition and removal of the subject building/structure or parts thereof, as the case may be.

g) If the Building Official has determined that the building/structure must be repaired or renovated, the Order to be issued shall require that all necessary permits therefor be secured and the work be commenced physically within such reasonable time as may be determined by the City Building Official.

h) If the Building Official has determined that the building/structure must be demolished, the Order shall require that the building/structure be vacated within fifteen (15) days from the date of receipt of the Order; that all required permits be secured therefor within the same fifteen (15) days from the date of the Order, and that the demolition be completed within such reasonable time as may be determined by the City Building Official.

i) The decision of the City Mayor on the appeal shall be final.

j) Upon failure of the owner to comply with the Order of the City Building Official or of the City Mayor in case of appeal, to repair, renovate, demolish and remove the building/structure or any part thereof after fifteen (15) days from the date of receipt of the Order, the City Building Official shall cause the building or structure to be repaired, renovated, demolished and removed, partly or wholly, as the case may be, with all expenses therefor chargeable to the owner.

k) The building/structure as repaired or in case of demolition, the building materials gathered after the demolition thereof shall be held by the OBO until full reimbursement of the cost of repair, renovation, demolition and removal is made by the owner which, in no case, shall extend beyond thirty (30) days from the date of completion of the repair, renovation, demolition and removal. After such period, said building materials of the building thus repaired, renovated or removed shall be sold at public auction to satisfy the claim of the OBO. Any amount in excess of the claim of the government realized from the sale of the building and/or building materials shall be delivered to the owner.

i) The procedures, actions and remedies herein are without prejudice to further action that may be taken by the City Building Official against the owner/occupants of the building/structure found or declared to be nuisance/s, dangerous, and/or ruinous under the provisions of Articles 482 and 694 to 707 of the Civil Code of the Philippines.



RULE III - PERMITS AND INSPECTION

SECTION 19. Building Permits

- a) No person, firm or corporation, including any agency or instrumentality of the government shall construct, alter, repair, convert, use, occupy, move, demolish and add any building/structure or any portion thereof or cause the same to be done, without first obtaining a building permit therefor from the City Building Official assigned in the place where the subject building/structure is located or to be done. The prescribed application for building permit form (NBC Form B-01) shall be used by all applicants.
- b) Permits supplementary to a Building Permit shall be applied for and issued by the City Building Official. These include Ancillary and the Accessory Permits.

b.1) Ancillary Permits

The Ancillary Permits duly signed and sealed by the corresponding professionals and the plans and specifications shall be submitted together with the duly notarized application for Building Permit. The Building Permit is null and void if not accompanied by the Ancillary Permits. The prescribed Ancillary and other Accessory Permits/forms shall likewise be used whenever applicable.

The Ancillary Permits are the following:

- 1.) Architectural Permit
- 2.) Civil/Structural Permit
- 3.) Electrical Permit
- 4.) Mechanical Permit
- 5.) Sanitary Permit
- 6.) Plumbing Permit
- 7.) Electronics Permit

b.2) Accessory Permits

Accessory Permits are issued by the City Building Official for accessory parts of the project with very special functions or use which are indicated in the plans and specifications that accompany the building permit application. These may include, among others: bank and records vaults; swimming pools; firewalls separate from the building/structure; towers; silos; smokestacks; chimneys; commercial/industrial fixed ovens; industrial kilns/. furnaces; water/waste treatment tanks, septic vaults; concrete and steel tanks; booths, kiosks and stages; and tombs, mausoleums and niches.

Accessory Permits are issued by the Building Official for activities being undertaken prior to or during the processing of the building permits. The coverage is spelled out in the accessory permit form including the expiry period. These shall be signed by the concerned owner/applicant and by the concerned professionals. These permits include, among others, ground preparation and excavation, encroachment of foundation to public area, fencing, for fence not exceeding 1.80 meters.



high, sidewalk construction, temporary sidewalk enclosure and occupancy, erection of scaffolding, erecting, repair, removal of sign; and demolition.

b.3) Exemption from Building Permits

A building permit shall not be required for the following minor constructions and repairs, provided these shall not violate any provision of the Code and this IRR.

Minor Constructions:

b.3.1) Sheds, outhouses, greenhouses, children's playhouses, aviaries, poultry houses and the like, not exceeding 6.00 sq. meters in total area, provided they are completely detached from any other building and are intended only for the private use of the owner.

b.3.2) Addition of open terraces or patios resting directly on the ground, not exceeding 20.00 sq. meters in total floor area, exclusively for the private use of the owner.

b.3.3) Installation of window grilles.

b.3.4) Garden pools for the habitation of water plants and/or aquarium fish not exceeding 500 millimeters in depth and exclusively for private use.

b.3.5) Garden masonry walls other than party walls not exceeding 1.20 meters in height, footpaths, residential garden walks and/or driveways.

Repair Works:

b.3.6) Repair works not affecting or involving any structural member, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascia, ceilings and/or sidings.

b.3.7) Repair and/or replacement of non-load-bearing partition walls.

b.3.8) Repair and/or replacement of any interior portion or a house not involving addition or alteration.

b.3.9) Repair and/or replacement work of doors and windows.

b.3.10) Repair and/or replacement work of flooring.

b.3.11) Repair of perimeter fence and walls.



b.3.12) Repair and/or replacement of plumbing fixtures, fittings or piping's, such as toilet bowls, sinks, lavatories, urinals, bidets, pipes, faucets, valves for single detached dwellings and duplexes.

SECTION 20. Application for Permits -

a) Any person desiring to obtain a building permit and any ancillary/accessory permit/s together with a Building Permit shall file application/s therefor on the prescribed application forms.

b) Together with the accomplished prescribed application form, the following shall be submitted to the OBO:

In case the applicant is the registered owner of the lot:

- i.) Certified true copy of OCT/TCT, on file with the Registry of Deeds,
- ii.) Tax Declaration, and
- iii.) Current Real Property Tax Receipt.

In case the applicant is not the registered owner of the lot, in addition to the above; duly notarized copy of the Contract of Lease, or Deed of Absolute Sale.

c) Five (5) sets of survey plans, design plans, specifications and other documents prepared, signed and sealed over the printed names of the duly licensed and registered professionals:

- i) Geodetic Engineer, in case of lot survey plans;
- ii) Architect, in case of architectural documents; in case of architectural interior/interior design documents, either an architect or interior designer may sign;
- iii) Civil Engineer, in case of civil/structural documents;
- iv) Professional Electrical Engineer, in case of electrical -documents;
- v) Professional Mechanical Engineer, in case of mechanical documents;
- vi) Sanitary Engineer, in case of sanitary documents;
- vii) Master Plumber, in case of plumbing documents;
- viii) Electronics Engineer, in case of electronics documents.
- ix) Structural Design and Seismic analysis for 2-storey or more buildings.

- d) Specification
- e) Bill of Materials and Cost Estimates\
- f) Geo-technical boring test result for 3-storey or more buildings
- g) Locational Clearance from the City Planning and Development Office
- h) Bureau of Fire Protection clearance

SECTION 21. Issuance of Building Permit –

a) When the application for building permit and the plans and specific actions submitted herewith conforms to the requirements of the Code and its IRR, the



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Building Official shall within fifteen (15) days from payment of the required fees by the applicant, issue the building permit applied for.

b) The Building Official may issue a permit for the construction of only a part or portion of a building/structure whenever the plans and specifications submitted together with the application do not cover the entire building/structure.

c) The Building Official may issue a Ground Preparation and Excavation Permit even while the building permit application is still being processed subject to payment of the corresponding fees.

SECTION 22. Terms and Conditions of Permits - The issued building permit shall be subject to the following terms and conditions:

a) That under Article 1723 of the Civil Code of the Philippines, the engineer or architect who drew up the plans and specifications for a building/structure is liable for damages if within fifteen (15) years from the completion of building/structure, the same should collapse due to defect in the plans or specifications or defects in the ground.

The engineer or architect who supervises the construction shall be solidarity liable with the contractor should the edifice collapse due to defect in the construction or the use of inferior materials.

b) This permit shall be accompanied by the various applicable ancillary and accessory permits, plans and specifications signed and sealed by the corresponding design professionals who shall be responsible for the comprehensiveness and correctness of the plans in compliance to the Code and its IRR and to all applicable referral codes and professional regulatory laws.

c) That the proposed construction, erection, addition, alteration, renovation, conversion, repair/moving, demolition, etc. shall be in conformity with the provisions of the National Building Code, and its IRR.

d) That prior to commencement of the proposed projects and construction an actual relocation survey shall be conducted by a duly licensed Geodetic Engineer.

e) That before commencing the excavation the person making or causing the excavation to be made shall notify in writing the owner of adjoining property not less than ten (10) days before such excavation is to be made and show how the adjoining property should be protected.



f) That the supervising Architect/Civil Engineer shall keep at the jobsite at all times a logbook of daily construction activities wherein the actual daily progress of construction including tests conducted, weather condition and other pertinent data are to be recorded, same shall be made available for scrutiny and comments by the OBO representative during the conduct of site inspection.

g) That upon completion of the construction, the Owner shall submit the logbook duly signed and sealed to the Building Official including as-built plans and other documents and shall also prepare and submit a Certificate Completion of the project stating that the construction of the building structure conforms to the provision of the Code, its IRR as well as the plans and specifications.

h) All such changes, modifications and alterations shall likewise be submitted to the Building Official and the subsequent amendatory permit therefor issued before any work on said changes, modifications and alterations shall be started.

d) That no building/structure shall be used until the building Official has issued a Certificate of Occupancy therefor as provided in the Code. However, a partial Certificate of Occupancy may be issued for the Use/Occupancy of a portion or portions of a building/structure prior to the completion of the entire building/structure.

e) That this permit shall not serve as an exemption from securing written clearances from various government authorities exercising regulatory function affecting buildings/structures.

f) When the construction is undertaken by contract, the work shall be done by a duly licensed and registered contractor pursuant to the provisions of the Contractor's License Law (RA 4566).

g) The Owner/Permittee shall submit a duly accomplished prescribed "Notice of Construction" to the Office of the Building Official prior to any construction activity.

h) The Owner/Permittee shall put a Building Permit sign which complies with the prescribed dimensions and information which shall remain posted on the construction site for the duration of the construction.

SECTION 23. Registration Requirements of professionals- A professional, licensed engineer, architect, or similarly licensed professional who desires to engage in the practice of his profession must first be registered with the Office of the City Building Official by presenting the following:

- a) A copy of his up-to-date Professional Regulation Commission ID.
- b) Latest Professional Tax
- c) Duly accomplished personal data sheet with 1x1 photo.



SECTION 24. Responsibilities and Accountabilities of professionals and Grounds for liability – Licensed Engineers, Architects and similarly licensed professionals in so far as their participation and responsibilities under the provisions of the PD 1096 and its IRR, shall be jointly and solidarity liable together with the owner of the structure based on the following grounds:

- a) The occurrence of an untoward incident at the construction site;
- b) Failure to supervise the construction activity at the construction site
- c) Any false declaration or misrepresentation in so far as the construction project is concerned.

SECTION 25. Validity of Building Permits –

- a) The issuance of a building permit shall not be construed as an approval or authorization to the permittee to disregard or violate any of the provisions of the Building Code.
- b) Whenever the issuance of a permit is based on approved plans and specifications which are subsequently found defective, the City Building official is not precluded from requiring permittee to effect the necessary corrections in said plans and specifications or from preventing or ordering the stoppage of any or all building operations being carried on thereunder which are in violation of the Building Code.
- c) A building permit issued under the provisions of the Code shall expire and become null and void if the building or work authorized therein is not commenced within a period of one (1) year after the issuance of the building permit, or is suspended or abandoned at any time after it has been commenced for a period of one hundred twenty (120) days.

SECTION 26. Non-issuance, Suspension or Revocation of Building Permits-

- a) The Building Official may order or cause the non-issuance, suspension or revocation of building permits on any or all of the following reasons or grounds:
 - i) Errors found in the plans and specifications;
 - ii) Incorrect or inaccurate data or information supplied;
 - iii) Non-compliance with the provisions of the Code or any rules or regulations.
- b) Notice of non- issuance, suspension or revocation of building permits shall always be made in writing, stating the reason or grounds thereof.

SECTION 27. Inspection and Supervision of Work –

- a) The owner of the building who is issued or granted a building permit under the Code shall engage the services of a duly licensed architect or civil engineer to undertake the full-time inspection and supervision of the construction work.



- b) Such architect or civil engineer may or may not be the same architect or civil engineer who is responsible for the design of the building.
- c) It is understood however that in either case, the designing architect or civil engineer is not precluded from conducting inspection of the construction work to check and determine compliance with the plans and specifications of the building submitted.
- d) There shall be kept at the jobsite at all times a logbook wherein the actual progress of construction including tests conducted, weather conditions and other pertinent data are to be recorded.
- e) Upon completion of the construction, the said licensed architect or civil engineer shall submit the logbook, duly signed and sealed, to the Building Official. He shall also prepare and submit a Certificate of Completion of the project stating that the construction of building conforms to the provisions of the Code as well as with the approve plans and specifications.

SECTION 28. Deputized Barangay Officials –

- a) All barangay Captains or his duly authorized representative shall be deputized as building inspectors within their area of jurisdiction on all construction activities which are issued building, ancillary and accessory permits by the City Building Official.
- b) Candidate barangay building inspectors shall first undergo basic orientation seminar by the City Building Official on the important and applicable provisions of PD 1096, this Ordinance and IRR before they will be issued authority as Deputized Building Inspectors or respective Barangays by the City Mayor.
- c) Deputized Building inspectors in the performance of their designated
 - i) Wear issued ID signed by the City Mayor whenever you are in the construction site for proper identification; always be polite to introduce yourself first to construction site authorities.
 - ii.) Zoning and Right over Property - Check on ground if the construction site is zoned within alienable and disposable; if zoned as public land, inform immediately the City Building Official for his appropriate action.
 - iii) Check on ground the ownership of the land to which the construction project is located, if it is owned by the building permit applicant; if not, check if there is a written consent or agreement to allow use of land; if none, report immediately to the building Official for his appropriate action.



- iv) Construction Billboard - Require the Owner/contractor to post a billboard in standard size, outside of the construction site indicating the name of the project, the owner, start date of construction, date of completion and the names of professionals signing the plans of the building permit.
- v) Building Setback Requirement – Upon approval of the building permit, the Building Official shall inform the owner that the Deputized Barangay Inspector shall be present during initial layout of building to observe compliance to approved plans particularly on building setback requirement stipulated in this Ordinance. Deputized Barangay Inspector with the concurrence of Brgy. Captain shall report immediately to the City Building Official if the setback requirement is not implemented, to which shall be the basis for the issuance of a notice to stop order from the Building Official.
- vi) Enclosure of Construction Site- Contractor/owner of buildings erected along national highway and city streets shall be required to enclose the construction site with temporary perimeter wall to confine the work place and storage area of construction materials inside the enclosed wall so as not to affect the physical appearance of the City;
- vii) Sanitation of Construction Site - Require owner/temporary contractor to provide adequately covered waste disposal containers, comfort rooms of workers within the construction site. Liquid waste emanating from construction site shall not be allowed to discharge on the City Street or national highway gutter.
- viii) The disposal of construction solid waste shall be done by the concerned barangay who may charge the owner/contractor of a garbage fee supported by a barangay ordinance;
- ix) Safety and Security - Require owner/contractor to provide uniform and identification card of workers as well as safety gadgets as provided for under the Labor Code of the Philippines. Likewise, check if there are minors hired as construction workers by contractor and enforce 'No Smoking' policy during work hours.
- x) Clearing of City Streets and Sidewalks - National highways, City streets and sidewalks shall not be used as storage area of any construction materials of the owner/contractor. In case of delivery drop-off of materials, the same shall be immediately be hauled to the bodega within the construction site. It shall be emphasized to the owner/contractor that any untoward accident caused by unauthorized use of streets and highways as storage of construction material, he shall be held responsible;
- xi) Restriction of City Streets as Working Area- Concrete mixing as well as storage of sand and gravel and other activities on city streets, sidewalk areas and national highway shall be strictly prohibited.



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xii) Submission of Report -Immediately upon observance of a violation, designated Building Inspectors shall render a report with photos indicating the name of owner, type and use of building, approximate percent of accomplishment and violations committed, to the City Building Official, who shall, within 24 hours issue a notice of violation.

SECTION 29. Right to Enter Construction Sites – In the performance of their duties, the City building Official or his authorized representative and/or the deputized Barangay official and his duly authorized representative may enter any building or its premises, construction sites at reasonable times to inspect and determine compliance with the requirements of the Building Code and the terms and conditions provided for in the building permit as issued.

SECTION 30. Penalties for Violations made on Construction Site –

On Building Setback Violation - work stoppage

On violation of sanitation on construction site - P10,000.00

On Violation of use of city streets as working area – P10,000.00

SECTION 31. Minimum Setback of Building on Property line Residential –

Front Yard - 3.0M from property line

Side - 2.0M from property line

Rear - 2.0M from property line

Commercial/Industrial/Recreational –

RROW of 20.0 - 30.0M (along National Highway)

Front Yard - 8.0M

Side. - 5.0M

Rear. - 5.0M

RROW less than 20.0M

Front Yard - 5.0M

side. - 2.0M

Rear. - 2.0M

Along Provincial Road

Front Yard – 5.0M

Side - 2.0M

Rear – 2.0M



The signing professional, civil engineer or architect, who signed as In-charge of construction in the notarized Unified Building Permit application, shall be primarily held responsible for any violation on the setback requirement from the property line and shall be penalized suspension from signing building permit applications within the City of Tandag for one (1) year.

SECTION 32. Corner Building with Chafan– Every corner building or concrete fence on a public street shall be truncated at the corner to afford clearer view of motorists. The face of the triangle so formed shall be at right angle to the bisector of the angle of the intersection of the of the street lines, in no case shall be less than 4.0 meters.

SECTION 33. Parking Space Requirement - The minimum parking spaces on all building constructions shall be as follows:

- Residential Buildings. - 1 Slot
- Hotels - 1 slot for every 7 rooms
- Appartelle - 1 slot for every 5 units
- Motel - 1 slot for every unit
- Pension/lodging house. - 1 slot for every 20 beds
- Churches - 1 slot for every 50sqm of congregation area
- Public School - 1 slot for every 10 classrooms
- Private School - 1 slot for every 5 classrooms
- College/University - 1 slot for every 5 classrooms
- Public Hospital - 1 slot for every 25 beds
- Supermarket - 1 slot for every 150 sqm area of wet and dry market
- PWD parking - 1 slot for every 25 parking spaces
- 1 terminal slot to accommodate 2 jeepneys and 6 tricycles
for every 1,000 sqm of wet and dry market
- Public Market - 1 slot for every 30 sqm of customers area
- Restaurant/bar/beerhouse - 1 slot for every 20 square meters of customers area
- Nightclub - 1 slot for every 30 square meters of customers area
- PWD parking - 1 slot for every 25 parking spaces.

SECTION 34. Change in Use – No change shall be made in the character or occupancy or use of any building which would place the building in different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy. The character of occupancy of existing buildings may be changed subject to the approval of the City Building Official and the building may be occupied or purpose set forth in other group; provided the new proposed use is less hazardous, based on the life and fire risk, than the existing use.



SECTION 35. Mixed Occupancy- When the building is of mixed occupancy or used for more than one occupancy, the whole building shall be subject to the most restrictive requirement pertaining to any of the type of occupancy found therein except in the following:

- 1) When a one-storey building houses more than one occupancy, each portion of the building shall conform to the requirement of the particular occupancy housed therein and;
- 2) Where minor accessory uses do not occupy more than ten percent of the area of any floor or a building, nor more than ten percent of the basic area permitted in the occupancy requirements, in which case the major use of the building determine the occupancy classification.

SECTION 36. Building Projection over Public Streets – No part of any building or structure or any of its appendages shall project beyond the property line of the building site except as provided in this code. The of any structure or appendage over a public property shall be the distance measured horizontally from the property line to the outermost point of the projection.

SECTION 37. Projection into Alleys or Streets – No part of any structure or its appendage shall project into any alley or street, national roads or public highway except as provided in this code.

Footings located at least 2.40 meters below grade along national roads or public highway may project not more than 300 millimeters beyond the property line;

Foundations may be permitted to encroach into sidewalk areas to a width not exceeding 500 millimeters; provided that the top of the said foundation is not less than 600 millimeters below the established grade; and provide further that the said projection does not obstruct any existing utility, such as power, water and communication lines, unless the owner concerned shall pay the corresponding entities for the rerouting of the part of the affected utilities.

Arcades, whenever required by the City Building Official shall be constructed on sidewalks of streets. The width of the arcade and its height shall be uniform throughout the street provided, that in no case shall be less than 3.00 meters above the stablished sidewalk.

SECTION 38. Elevator Requirement for Buildings – Elevators shall be constructed and installed in accordance with Republic Act No. 8495 (Mechanical Engineering Code of the Philippines). Such shall be provided in public and private buildings for public use and shall be accessible for disabled persons pursuant to the objectives of Batas Pambansa Bilang 344 (Accessible Law).



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Minimum elevator requirement of buildings are as follows:

- For public buildings- 1 passenger elevator for 3 or more storey;
- For Commercial buildings- 1 passenger elevator for 3 or more storey;
- For hospitals and health care buildings- 1 passenger elevator for 2 or more storey;
- For apartments and condominium- 1 passenger elevator for 5 or more storey.

Elevators shall be subject to yearly periodic inspection and test by an accredited mechanical technician for elevator to guarantee its operational safety and compliance with RA 8495.

SECTION 39. Automatic Fire Sprinkler System – All buildings whether for commercial, offices, convention, hotels, hospitals, schools and the like, for public use and with a total floor area of 400 square meters shall be required to install and operate an automatic fire sprinkler system. The implementation of this section shall be governed by the Fire Code of the Philippines (RA 9514) and the installation shall be in accordance with the Mechanical Engineering Code of the Philippines (RA 8495).

SECTION 40. Outdoor Sign – All outdoor signages placed or erected in the City of Tandag, whether for advertising, announcements, business, billboard, directional and the like, temporary or permanent installation, shall first apply for a Sign Permit from the Office of the City Building Official.

Sign Permit application shall first get a clearance from the Barangay where the sign is to be placed or erected to maintain orderliness and to regulate obstruction to pedestrian and traffic.

Temporary sign permit application shall deposit refundable abatement fee covered by a barangay ordinance of the respective barangay where the sign is placed or erected. Such fee shall be refunded to the applicant upon dismantling of all the installed signs, otherwise it shall be forfeited by the barangay to cover the cost of dismantling, restoration of orderliness and disposal of waste materials.

Plans of sign structures exceeding 3.0 meters in height shall be signed by a Civil Engineer or an Architect.

Electrical plans of neon and lighted signs shall be signed by an electrical engineer or a master electrician.

SECTION 41. Stop Order – When any building work is found to be contrary to the provisions of the Building Code, the City Building Official may order the work stopped and prescribe the terms and conditions when work will be allowed to resume. Likewise, the City Building Official is authorized to order discontinuance of the occupancy or use of any building or structure or portion thereof found to be occupied or use contrary to the provisions of this Building Code.



All stoppage order from the City Building Official, the implementation of which shall be vested in the Office of the City Mayor or such department or office as may be appointed, designated or deputized by the latter.

SECTION 42. Certificate of Occupancy

- a) The owner/permittee shall submit to the OBO an application of Certificate of Occupancy together with a duly notarized Certificate of Completion together with the construction logbook, as-built plans and specifications and the Building Inspection Sheet all signed by whoever is the contractor (if the construction is undertaken by contract) and signed and sealed by the Owner's duly licensed Architect or Civil Engineer who undertook the full-time inspection and supervision of the construction works.
- b) Said as-built Plans and Specifications shall reflect faithfully all changes, modifications and alterations made on the originally submitted Plans and Specifications on file with the OBO which are the basis of the issuance of the original building permit. The as-built Plans and Specifications may be just an orderly and comprehensive compilation of all the documents, which include the originally submitted plans and specifications and all amendments thereto as actually, built or they may be an entirely new set of plans and specifications accurately describing and/or reflecting therein the building/structure as actually built.
- c) A notification to conduct final inspection shall be endorsed by the OBO to the CFM-BFP, who shall issue a Fire Safety Inspection Certificate within five (5) workings days if the Fire Safety requirement shall have been complied. If, after the prescribed period no action is taken by the CFM, the Building Official may issue the Certificate of Occupancy with the condition that the Fire Safety requirements shall be complied with, within the prescribed period set forth in the Fire Code of the Philippines (PD 1185)
- d) The OBO undertakes the final inspection, verification and/or review of the building/structure based on the Certificate of Completion, construction logbook, building inspection sheets, original and as-built plans and specifications, as the case may be and specifications on the prescribed standard form according to the requirements set forth under this Building Code.
- e) Prior to the issuance of the Certificate of Occupancy, the OBO shall prepare the corresponding fees and order of payment. The City Building Official then issues the Certificate of Occupancy in the form prescribed therefor after all fees are paid.



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f) A partial Certificate of Occupancy may be issued for the use or occupancy of a portion or portions of a building or structure prior to the completion of the entire building or structure, through the proper phasing of its major independent portions without posing hazards to its occupants, the adjacent building residents and general public. A building for which a Certificate of Occupancy has been issued may further be issued other Certificates of Occupancy due to changes in use, whether partly or wholly, provided, that the new use/s or character/s of occupancy conforms with the requirement of the Building Code and its IRR.

SECTION 43. Penal Provisions - It shall be unlawful for any person, firm or corporation, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure or cause the same to be done contrary to or in violation of any provision of the Ordinance.

Any person, firm or corporation who shall violate any of the provisions of the Building Code and/or commit any act hereby declared to be unlawful shall upon conviction, be punished by a fine of not more than twenty thousand pesos or by imprisonment of not more than two years or by both such fine and imprisonment; Provided, that in the case of a corporation firm, partnership or association, the penalty shall be imposed upon its officials responsible for such violation and in case the guilty party is an alien, he shall immediately be deported after payment of the fine and/or service of his sentence.

RULE IV - FINAL PROVISIONS

SECTION 44. Separable Clause - If any provision of this Building Code or its IRR or the application thereof to any person or circumstance is declared unconstitutional or invalid by any competent Court, the other sections and provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 45. Repealing and Amending Clause - All administrative orders, rules and regulations, memoranda, circulars and other issuances inconsistent herewith or contrary to the provisions of this of these rules and regulations are hereby repealed or modified accordingly.

SECTION 46. Implementing Rules and Regulation – In the implementation of the provisions of this Building Code, the office of the City mayor in consultation with the City Building Official shall formulate the necessary rules and regulations and design and construction standards and criteria for buildings and other structures. The implementing rules and regulation of this Building Code shall be passed within ninety (90) days from the passage of this Building Code. Such standards, rules and regulations shall take effect after the publication once a week for three consecutive weeks in a newspaper of general circulation.

SECTION 47. Effectivity -This Building Code and its IRR shall take effect fifteen (15) days after its publication once a week for three consecutive weeks in a newspaper of general circulation.



Republic of the Philippines
Province of Surigao del Sur

CITY OF TANDAG

Office of the Sangguniang Panlungsod

2nd Floor, Legislative Building,
Airport Road, Brgy. Awasian
Tandag City, Surigao del Sur, Philippines 8300
(086) 214-3076

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ENACTED, this 13th day of June 2024.

As disposed of by the Presiding Officer

Ayes (12) – Hon. Pimentel, Hon. Momo, Hon. Ty, Jr., Hon. Andresan,
Hon. Tan, Hon. Azarcon, Hon. Geli, Hon. Perez,
Hon. Avila, Hon. Pineda, Hon. Tan and Hon. Montero
Nays (0) – None
Abstain (0) – None

CERTIFIED CORRECT:

LOURDES LOUELLA E. ESCANDOR, MPP
Secretary to the Sangguniang Panlungsod

ATTESTED:

ROSARIO NINFA G. DUMAGAN II
Sangguniang Panlungsod Member
Temporary Presiding Officer

APPROVED:

ROXANNE C. PIMENTEL
City Mayor

Date: Sept. 4, 2025



Republic of the Philippines
Province of Surigao del Sur
CITY OF TANDAG

-ooOoo-

Office of the Secretary to the Sangguniang Panlungsod

**MINUTES OF THE PUBLIC HEARING HELD ON FRIDAY, MAY 31, 2024
AT 1:00 O'CLOCK IN THE AFTERNOON, AT THE MABUA COVERED COURT,
BRGY. MABUA, CITY OF TANDAG, SURIGAO DEL SUR**

PRESENT: (Please refer to the attached attendance sheet)

- Hon. Eleanor D. Momo – City Vice Mayor
- Sangguniang Panlungsod Members
- Provincial Government Offices
- City Government Offices
- LTO Representative
- PNP Representative
- Traffic Management Group-Tandag
- SURSECO II Representative
- NGCP Representative
- Barangay Captains
- Barangay Nutrition Scholars
- Barangay Health Workers
- Barangay Tanods
- SK Fed. Chairpersons
- Civil Society Organizations
- Telecommunication Groups
- Media
- OSSP Staff
- SPO Staff
- City Vice Mayor's Staff

The public was notified that a Public Hearing was called for by the Sangguniang Panlungsod at 1:00 p.m. at Mabua Covered Court, Mabua, City of Tandag, Surigao del Sur relative to the following ordinances:

1. **“AN ORDINANCE IMPLEMENTING THE ZERO OPEN DEFECATION (ZOD) IN ALL BARANGAYS IN THE CITY OF TANDAG, IMPOSING FINES AND PENALTIES FOR VIOLATIONS AND PROVIDING FUNDS THEREOF”;**
2. **“AN ORDINANCE PROHIBITING THE OBSTRUCTION OF POWERLINES WITHIN TANDAG CITY”;**
3. **“AN ORDINANCE CREATING THE LOCAL BUILDING CODE OF THE CITY OF TANDAG, SURIGAO DEL SUR”;**

Eleanor D. Momo

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signature]

- 12. NGCP Representative
- 13. LTO Representative
- 14. Telecommunication Groups: Globe, Smart, TETCO
- 15. Tandag Chamber of Commerce, Inc. Representative
- 16. MARITES Organizations
- 17. Civil Society Organizations
- 18. Women Organizations
- 19. Media
- 20. Other guests/participants

III. ROLL CALL

There having the presence of twelve (12) SP Members who were physically present, and one (1) was absent, therefore, there were thirteen (13) SP Members all in all including the Presiding Officer, the quorum was then declared by the Presiding Officer, Hon. Eleanor D. Momo.

IV. WORDS OF WELCOME: Hon. Eleanor D. Momo, City Vice Mayor

Hon. Eleanor D. Momo greeted and welcomed everyone for their presence at the Public Hearing. She then read her prepared message:

Ladies and Gentlemen, good afternoon!

It is my distinct honor and privilege to welcome each and every one of you to this important public hearing organized by the Sangguniang Panlungsod of Tandag City.

First and foremost, I would like to acknowledge the presence of my esteemed colleagues from the Sangguniang Panlungsod. Your dedication and unwavering commitment to the betterment of our city are truly commendable. I would also like to extend my gratitude to the Office of the Secretary to the SP, headed by Ms. Louella Escandor, for their tireless efforts in ensuring that today's proceedings run smoothly.

A very warm welcome to our barangay captains, whose leadership and close connection with our communities are essential in addressing the needs and concerns of our residents. Your active participation and valuable insights are crucial as we deliberate on these draft ordinances.

Last but certainly not least, I wish to recognize and thank all other guests in attendance, including representatives from various sectors, civic organizations, and concerned citizens of Tandag City. Your presence here today reflects your commitment to our community and your desire to contribute to its progress and development.

Today, we gather to discuss and seek your input on several significant draft ordinances that, if enacted, will have a profound impact on the lives of our constituents:

1. **Ordinance on Implementation of Zero Open Defecation in All Barangays:** This ordinance aims to promote public health and

Eleanor D. Momo

- The presence of the constituents, participants, guests, and SP Secretariat and Staff, SP staff during the said activity was appreciated.
- Discussed the following:
 1. Elaborated on the proposed ordinance
 2. Discussed the importance of this ordinance
 3. Discussed the Scope/Coverage of the Ordinance

OPEN FORUM:

- 1) **Ms. Aida Casenda**, a Barangay Maticdum resident, raised her concern regarding a person with mental disorder, who they have observed, frequently defecating along the river at their place.

Hon. John Paul Pimentel suggested reporting this matter to the DSWDO for proper action as this is their matter of concern.

Ms. Casenda agreed to Hon. Pimentel's response and thanked him.

- 2) **Mr. Rodrigo Gordo**, Supervising Sanitation Inspection Officer of the Provincial Health Office, gave a remark by citing a lack of imprisonment provision in the penal section of the said ordinance in comparison to other LGUs in the province that have it.

Mr. Gordo furthered that houses under construction are also required to have toilets for the workers. He emphasized that their goal is for the whole province to achieve zero open defecation by accelerating the campaign to eliminate the unhealthy practice.

In response, Hon. Pimentel cited the pledge of the City Government of Tandag to gradually provide sanitary toilet bowls to every barangay. He asserted that open defecation is a serious health, social, and environmental issue and believes that there are still areas in the city where access to sanitary toilets is difficult with persons defecating directly under the sun or stars.

Hon. Pimentel compelled everyone to have sanitary toilets. He pointed out that it is very important for the health of the family and of the community as well as to maintain cleanliness in the city.

Hon. Rosario Ninfa G. Dumagan also expressed the same concern and explained further the gist of the ordinance.

- 3) **Mr. Roberto R. Beldas, Jr.**, a Gaisano Capital of Tandag representative, asked if there is always a need to have a Clean Drive.

Hon. Pimentel responded by urging everyone to support the LGU's campaign and the intention of the proposed ordinance as this is for the good of everyone and the city.

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- 1) Elaborated on the proposed ordinance
- 2) Discussed the importance of this ordinance
- 3) Discussed the Scope/Coverage of the Ordinance

OPEN FORUM:

- 1) **Barangay Kagawad Danilo Ganados of Telaje** conveyed his concern regarding some buildings and structures erected in their barangay without a building permit.

This matter was answered by Hon. Geli by telling him to report to the authorities for proper action in a case like this.

**No other concern was raised.*

D.) "AN ORDINANCE PROHIBITING THE DRINKING OR CONSUMING OF ALCOHOLIC BEVERAGES IN PUBLIC STREETS, SIDEWALKS, PUBLIC PARKS AND PLAYGROUNDS AND OTHER PUBLIC AREAS"

Sponsored by: **Hon. Rosario Ninfa G. Dumagan II**

SP Member – Vice-Chairperson of the Committee on Good Government, Public Ethics and Accountability

- The views /opinions/ comments and suggestions are vital in aid of legislation.
- The presence of the constituents, participants, guests, and SP Secretariat and Staff, SP staff during the said activity was appreciated.
- Discussed the following:
 1. Elaborated on the proposed ordinance
 2. Discussed the importance of this ordinance
 3. Discussed the Scope/Coverage of the Ordinance

OPEN FORUM:

- 1) **Punong Barangay Joidy Isiang of Mabuhay** asked as to where to get a permit if they want to have an official party whether in the open or in their barangay hall.

Hon. Dumagan responded fairly by citing the proposed ordinance.

**No other concern was raised.*

E.) "AN ORDINANCE LOCALIZING THE R.A. 9710 OTHERWISE KNOWN AS 'THE MAGNA CARTA OF WOMEN' FOR IMPLEMENTATION IN THE CITY OF TANDAG, PROVINCE OF SURIGAO DEL SUR"

Sponsored by: **Hon. Gay Geraldine G. Tan**

SP Member – Chairperson of the Committee on Women and Family



Public memo



Eleanor D. Momo. Ug and Sangguniang Panlungsod ng Tandag padayon magsuporta sa mga plano nan ato City Mayor, Hon. Roxanne C. Pimentel, para sa kalamboan nan ato ciudad.

Untana padayon kita sa pagtinabangay pinaagi sa exchange of ideas ug mga suggestions because we support to participatory form of governance.

Daghang salamat ug maayong hapon sa tanan!"

The public hearing ended at 5:02 p.m.

----- ooOoo -----


JOHN PAUL C. PIMENTEL
SP Member


ALVIN C. TY, JR.
SP Member


ANDREI A. ANDRESAN
SP Member


PHILIP GEORGE S. AZARCON
SP Member


MARIA LOURDES KHARIN C. MOMO
SP Member

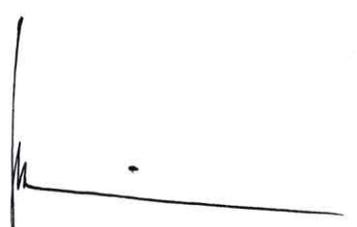

ROSARIO NINFA G. DUMAGAN II
SP Member


GAY GERALDINE G. TAN
SP Member


AL P. GELI
SP Member















Republic of the Philippines
 Province of Surigao del Sur
CITY OF TANDAG

Office of the Secretary to the Sangguniang Panlungsod

2nd Floor, Legislative Building,
 Airport Road, Brgy. Awasian
 Tandag City, Surigao del Sur, Philippines 8300
 (086) 214-3076 / (086) 853-3093

ATTENDANCE SHEET

Public Hearing

1:00 P.M., Friday, May 31, 2024 @ Mabua Covered Court,
 City of Tandag, Surigao del Sur

1. "AN ORDINANCE PROHIBITING THE OBSTRUCTION OF POWER LINES WITHIN TANDAG CITY";
2. "AN ORDINANCE IMPLEMENTING THE ZERO OPEN DEFECATION (ZOD) IN ALL BARANGAYS IN THE CITY OF TANDAG, IMPOSING FINES AND PENALTIES FOR VIOLATIONS AND PROVIDING FUNDS THEREOF";
3. "AN ORDINANCE CREATING THE LOCAL BUILDING CODE OF THE CITY OF TANDAG, SURIGAO DEL SUR";
4. "AN ORDINANCE PROHIBITING THE DRINKING OR CONSUMING OF ALCOHOLIC BEVERAGES IN PUBLIC STREETS, SIDEWALKS, PUBLIC PARKS AND PLAYGROUNDS AND OTHER PUBLIC AREAS"
5. "AN ORDINANCE LOCALIZING THE R.A. 9710 OTHERWISE KNOWN AS "THE MAGNA CARTA OF WOMEN" FOR LOCAL IMPLEMENTATION IN THE CITY OF TANDAG, SURIGAO DEL SUR"

NAME	DESIGNATION	SIGNATURE	TIME
1. Philip S. Azarcon	SPKA		
2. Alvin C. ...	SPM		
3. Alberto M. ...	SPM		
4. REBECCA N. AVILA	SPM		
5. Jun Paul ...	SPM		
6. GAY GERALDINE S. TAN	SPM		
7. ANDREI A. ANDRESAN	SPKA		
8. ...	SPM		
9. Chanique P. Pineda	SPM		
10. KHARIN C. MOMO	SPM		
11. ELEANOR D. MOMO	SPM		
12. Ramel T. Montoso	City PMR		
13.			
14.			

Prepared by:

LOURDES LOUELLA E. ESCANDOR, MPP
 Secretary to the Sangguniang Panlungsod



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31. Tony X. Catayao	PAGBUD	
32. Wendee M. Fido	Medina	
33. Mark Anthony Darwin	NACP	
34. EUSTACIO D. LEJERO	NGCP	
35. JERRY WARD	CONOPS	
36. MARIA CECILIA P. JARRO	BRENAVISTA	
37. Jennibee A. Clarit	CVMO	
38. Ian Delart	VTO	
39. Monica C. Requily	Babaly	
40. Fara Pruyost Jr.	San Pedro	
41. Kilyn G. Pines	CKERO	
42. JOEY R. IRADAN	MARBITRY	
43. Sanny Ken Navarillo	SPO	
44. Catherine Pura	Pang	
45. Yuman C. Aquilatan	Pang	
46. Mansueta E. Sulman	Rosario	
47. Neil N. Araneta	Quiza	
48. Jeanyne G. Albios	Brytnd	
49. Sandra Marguiza	Pandanon	
50. Miraflores V. Caratuse		
51. CARLITO V. CEDRON	MAITOM	
52. CHERRY ANN C. PEDRERO	MAITOM	
53. MARCELENE A. FERNANDEZ	MAITOM	
54. Cruz Edmundo Rex	SAS	
55. RAFAEL P. PICO	BIOTO	
56. Leonora V. Aquino	Pang	
57. FERNAN SUTOSO	PDRMO	
58. JUAN R. MAGALLANES	"	
59. EVELYN S. ACQUITAN	GAN	
60. Abigail C. Mand	GAN	
61. Neki M. Vallescas	San Isidro	
62. STEPHEN C. CAERETA	MAITOM	
63. Aiko L. BANDOY	ROSARIO	
64. DANIEL G. TRAZO	TETCO	
65. ma. pua G-LAM	Quiza	
66. Anala B. Batian	Quiza	
67. Alex C. MARTINEZ	SPO	
68. MARXAN X. COMA	PAGBUD	
69. Manito M. Correos	Telaje	
70. Jelyn B. Estrada	San Antonio	
71. Roy A. WLOT	SPO	
72. Rizza M. Guiji	Mabua	
73. Gims m. Guayada	Pandanon	
74. Canon S. Quintana	"	
75. Rowel C. Manaling	San Isidro	
76. NEFER F. JARRO	Malem	
77. EDUARDO J. JARRO	BIOTO	
78. Pompo L. Gueita S.	PURTOBUERTA	



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127.	ROSELITO A. PANTIN	Kagawad	
128.	JEROME TANAY	KAGAWAD	
129.	Marlyn S. Anuncio	RELAGE	
130.	Xigellita E. Caspi	Kagawad San Isidro	
131.	Roxanne M. Sanchez	BNS / San Isidro	
132.	Marilyn B. Cahlan	Kagawad	
133.	Arma S. BRAD	MRTA MARTIN MACOSOC	
134.	ALLAN P. ALIBO	SAN ISIDRO	
135.	SUNNY I. Edquila	Pangay	
136.	Fabrian Cere	Awasian	
137.	SERENO E.C. JR	SURSECO	
138.	MAULY RUTH T. TALON	Pres-Women - B. Lugo	
139.	ROZIE T. WATA	SURSECO	
140.	JOSEPH B. CASPI	MATHLPHM	
141.	Harvi C. Honoridera	SAC	
142.	Vech Guerra	V. Guerra	
143.	Jinky C. Bulampay	Brgy. Kagawad	
144.	Rolle S. Trizon	PYAP	
145.	Romeo B. Myrillo	PYAP	
146.	VINCEN M. MANTIMON	PUNONG BREGY	
147.	Yumi Angler	PYAP	
148.	Jerdyn A. Bosa	censo	
149.	Ameifa R. Pacala	Brgy. Kagawad	
150.	Anadorin A. Ibany	women's President	
151.	Britz Andrew Ronquillo	sk chairperson.	
152.	Al V. Fernandez	sk chairperson	
153.	ROSEMARY P. BEV	BL	
154.	Jelly T. Ruano	Varito BL	
155.	DANILO A. SANADOS	BREGY. TELAGE	
156.	Alkay B. Prantiz	Women's Fed. Pres	
157.	UMA G. Lagisma	Women's Fed	
158.	Juniel Salazar	Maitim	
159.	Maria F. Pij	OSSO	
160.	Francis P. Pagan	Trabider	
161.	Romy D. Gatan	Relative Women Pres.	
162.	Kith Jay B. Impok	SK Chairman	
163.	REYNALDO DULAMAN	Body Guard	
164.	Sunny Mungones	Driver	
165.	LINA OCOMA	HRMO	
166.	Maria Delfina Fernandez	MARTIES	
167.	Marc Daniel M. Nueva	SK Chairman, Salvation	
168.	Conel R. Gallardo	sk-chairman con agustin party	
169.	Agnes D. Dedicatonia	Office of SPUP Pimentel	
170.	Levy S. - Curly	CVSU	
171.	Boley D. Valerio	CVSO	
172.	Maryl Alarcon	CVMO	
173.	Alvin Sasos C. Telly-	Brgy. Kagawad	
174.	Bethelyn T. SOVIS	Brgy Kagawad	

CERTIFICATE OF POSTING

This is to certify that Ordinance No. 015, Series of 2024, was posted at the Bulletin Board:

Ordinance No. 015, entitled: "AN ORDINANCE CREATING THE LOCAL BUILDING CODE OF THE CITY OF TANDAG, SURIGAO DEL SUR"

Date Enacted: June 13, 2024

Date Approved: September 4, 2025

Date Posted : September 5, 2025

WITNESS:

Name & Signature:

Places Posted:

1. TANDAG CITY HALL BULLETIN BOARD (BRGY. AWASIAN)

JUDY

M. CALVARO

Date: SEPT. 5, 2025

2. PROVINCIAL GOVERNMENT BULLETIN BOARD (BRGY. TELAJE)

XUEHIN S. LEQUIT

Date: SEPT. 5, 2025

3. TANDAG CITY PUBLIC MARKET BULLETIN BOARD (LUHA BRGY. MABUA)

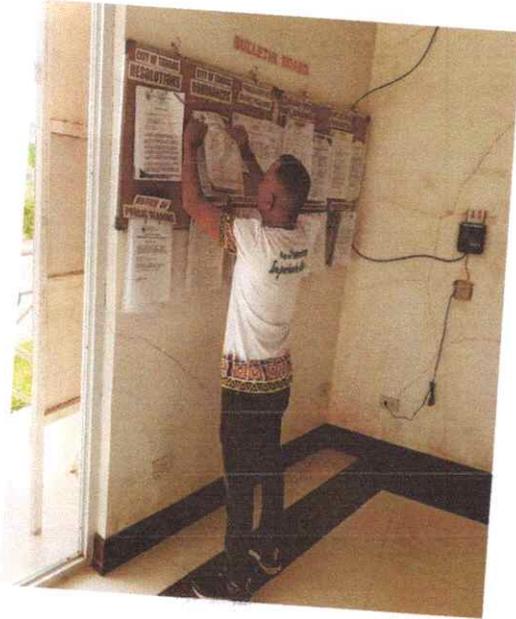
Carla Ace Julve

Date: 9-5-2025

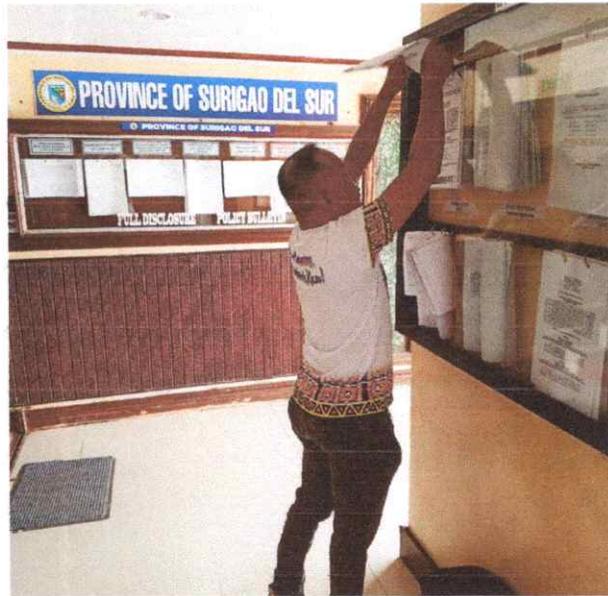
4. TANDAG CITY BUS TERMINAL BULLETIN BOARD (BALILAHAN BRGY. MABUA)

Ludelyn G. Elumpa

Date: 9-5-2025



Tandag City Hall



Provincial Government

BULLETIN BOARDS



Tandag City Bus/Jeepney Terminal



Tandag City Public Market