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REPUBLIC OF THE PHILIPPINES City of San Juan, METRO MANILA

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY ORDINANCE NO. 20 Series of 2023

AN ORDINANCE CREATING THE SAN JUAN CITY GREEN BUILDING CODE

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WHEREAS, the 1987 Constitution of the Republic of the Philippines recognizes the right of the people to live in a balanced and healthful ecology in accord with rhythm and harmony of nature;

WHEREAS, Republic Act 7160 or the Local Government Code of 1991 mandate all Local Government Units to ensure and promote the health and safety of the people and enhance their right to a balance ecology;

WHEREAS, in Republic Act 9729 "Climate Change Act of 2009", it is the policy of the state which affords the full protection and advancement of the right of the people to a healthful ecology in accord with the rhythm and harmony of nature. In this light, the State has adopted the Philippine Agenda 21 framework which espouses sustainable development, to fulfill the human needs while maintaining the quality of the natural environment for current and future generations.

WHEREAS, the Philippine Green Building Code, a Referral Code of the National Building Code of the Philippines (P.D. 1096) or its latest approved edition, aims to improve the efficiency of building performance through framework of acceptable set of standard that will enhance sound environmental and resource management that will counter the solid and liquid waste and the harmful gases responsible for the adverse effects of climate change.

WHEREAS, scientific evidence show increase of greenhouse gases that cause global warming which is altering the earth's normal temperature and rainfall pattern, and that enormous amount of consumption of fossil fuel and change in land use due to urbanization are considered as significant factors which leads to climate change.

WHEREAS, the effects of climate change are now being felt throughout the world in periods of "El Nino" (warm ocean temperature) and "*La Niña*" (cooling of surface ocean waters) phenomenon, and more unpredictable and extreme weather conditions and environmental catastrophes cause the destructive effects which are also being experienced in the Philippines.

WHEREAS, the reduction of carbon emissions is a way to respond to the problem of climate change, however adaptation must be linked with actions to create and maintain economic stability, safety, health security, and a resilient natural system;

WHEREAS, it is globally recognized that green building can significantly improve resource management efficiency and site sustainability while minimizing the negative impact of buildings on human health and environment;

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WHEREAS, it is imperative to include green building and landscape for both public and private buildings as a requirement based on local climatic, geological and topographical conditions which, while stricter than current building standards, are shown to be more cost effective during the life of the building;

WHEREAS, as a building regulator, the San Juan City Government is committed to formulate, adopt and implement its own city green building rules and regulations with reference to the Philippine Green Building Code and National Building Code of the Philippines (P.D. 1096) or its latest edition, mandatory to all private and public buildings, the incentives given to compliant owner and developer have now become inapplicable, in order to ensure environmental sustainability of buildings, reduce its negative impact to health and environment and consequently lead to market transformation;

NOW THEREFORE, BE IT ORDAINED as it is hereby ordained by the Sangguniang Panlungsod of the City of San Juan, in a duly called and assembled, THAT;

ARTICLE I TITLE OF THE ORDINANCE

SECTION 1. TITLE- This Ordinance shall be known as the "San Juan City Green Building Code and its Implementing Rules and Regulations".

ARTICLE II AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY- This Ordinance is enacted pursuant to Local Government Code which mandates the Local Government Units to ensure and support, among other things, the preservation and enrichment of culture, promote health and safety, enhance the right of the people to a balance ecology, encourage and support the development of appropriate and self-reliant scientific and technological capabilities, enhance economic prosperity, and preserve the comfort and convenience of their inhabitants.

SECTION 3. PURPOSES- This Ordinance is enacted for the following purposes:

- 1. Guide, control and regulate the future growth and development of the San Juan City, Metro Manila in accordance to its newly formulated City Green Building Code and its Rules and Regulations.
- 2. Improve the efficiency of building in the use of natural resources and urge the practice of adopting sustainable features and measures in the design, construction and operation of buildings.
- 3. Contribute to the global effort in the reduction of Greenhouse Gas (GhG) emissions and minimizing the impact of buildings on health and environment.

ARTICLE III DEFINITION OF TERMS

- 1. Accredited Professional Organization (APO) professional organization accredited by Professional Regulatory Commission.
- 2. Addition- any new construction that increases the height and /or floor area of existing building/structures.

- 3. Air-Conditioning- the process of treating air so to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of conditioned space.
- 4. Air tightness- the fundamental building property that affects infiltration (uncontrolled inward leakage of outdoor air through cracks, interstices or other unintentional openings of a building, caused by pressure effects of the wind and/or stack effect).
- 5. Alteration- works in buildings/structures involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but not to increase the building height and/ or floor area.
- 6. American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASRAE)-global society founded in 1894, advancing human well-being through sustainable technology for built-in environment with focus on building system, energy efficiency, indoor air quality, refrigeration, and sustainability within the industry.
- 7. Applicable Provision- any requirements that relates to a given condition.
- 8. Apartelle- the collaboration or the combination of an apartment and hotel. It is a place of accommodation similar to a pension house, a tourism inn, a guest house and a dormitory.
- 9. British Thermal Unit (BTU)- amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit.
- **10. Building envelope-** the ensemble of exterior and diminishing partitions of a building that encloses a conditioned space.
- **11. Building Official-** the Executive Officer of the Office of the Building Official appointed by the Secretary and/ or designated by the Local Chief Executive.
- 12. 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 and its Implementing Rules and Regulations and all local Ordinances.
- **13. Building Related Illness (BRI)** diagnosable illness whose cause and symptoms can be directly attributed to a specific pollutant source within the building.
- 14. Business-as –usual (BAU)- an unchanging state of affairs despite difficulties or disturbances.
- 15. Car, elevator- the load-carrying unit including its platform, enclosure and door gate.
- 16. Carbon Emission- the release of carbon into the atmosphere.

- 17. Clerestory- is an outside wall of a room or building that rises above an adjoining roof and contains rows of windows above eye level.
- **18.** Climate Change- refer to any significant change in measures of climate, such as temperature, precipitation, or wind, lasting for an extended period.

- **19. Commercial Building-** a building that is used for commercial purposes. Types can include office buildings, grocery, retail, convenience store, shopping malls and the like.
- **20. Condominium Building-** a multi-storey building containing number of individually owned commercial or residential units, the system of ownership by which the condominiums operate, in which owners have full title to the individual apartment or house and an undivided interest in the shared parts of the property.
- 21. Coefficient of Performance (COP) ratio of heating or cooling provided to electrical energy consumed, where higher COP's equate to lower operating cost.
- 22. Compostable waste- mixture of various organic substances that can be place into a composition of decaying biodegradable materials, which eventually turns into nutrient-rich material, used for fertilizing soil.
- 23. Construction- all on-site work done in the site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries, equipment of buildings/ structures.
- 24. Conversion- change in the use or occupancy of building/ structures or any portion thereof, which has different requirements.
- **25.** Daylight- the natural light of day, which is a combination of all direct and indirect sunlight during daytime.
- **26. Demolition-** systematic dismantling or destruction of a building/ structure, in whole or in part.
- 27. Energy Efficiency Ratio (EER)- energy efficiency rating for room air conditioners, which list how many British Thermal Unit (BTU) per hour are used for each watt of power it draws.
- 28. Energy Recovery- includes any technique or method of minimizing the input of energy to an overall system by the exchange of energy from one sub-system of the overall system with another.
- **29.** Enthalpy Recovery Wheel or Rotary Heat Exchanger is an energy recovery device that transfers outgoing temperature and humidity to the incoming outdoor air.
- **30. Green Building-** an integrated whole-building approach to the planning, design, construction, operation and maintenance of buildings and their surrounding landscape that help mitigate the environmental, economic and social impacts of buildings through the following: site conservation and sustainable planning, water conservation and efficiency, energy efficiency and renewable energy, conservation of materials and resources, environmental protection and improved indoor environmental quality and human health.
- **31. Greenhouse Gas (GHG)** gas in the atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.
- **32.** Green Materials- includes all construction materials, hardware and fittings, rough-ins and finishing that are certified environment-friendly and the practice of optimizing its use such that construction debris and waste generated are limited to minimum.

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- **33.** Green Roof- a roof of a building that is partially or completely covered with vegetation and growing medium which are planted over a waterproofing membrane.
- 34. Harmonics- increase heating in equipment and conductors, the reduction of which is desirable.
- 35. Hazardous- anything that involves risk or danger to the safety and welfare of the public.
- 36. Heat Island Effect (HIE) describes built up areas that are hotter than nearby rural areas.
- **37. Heating, Ventilating and Air Conditioning (HVAC) -** system that helps maintain indoor air quality through adequate ventilation with filtration and provide thermal comfort.
- **38. Hospital-** an institution which provides medical and surgical treatment and nursing care for the sick and injured people.
- **39. Hotel/Condotel -** a commercial establishment which offers lodging to travelers and seldom permanent residents, it commonly has restaurant, meeting rooms, function rooms, stores and the like.
- **40. Industrial Building-** a building or a part thereof wherein products or material are fabricated, assembly plant laboratories, power plants, refineries, gas plants, mills dairies and factories.
- **41. Indoor Environmental Quality (IEQ) -** condition inside the building that includes air quality, access to daylight and views, pleasant acoustic conditions and occupant control over lighting and thermal comfort.
- 42. Joint- a space between the adjacent surfaces of two bodies joined and held together.
- **43. Light Monitor-** raised structure running along the ridge of a double-pitched roof, with its own roof running parallel with the main roof.
- **44. Light Scoop-** south-facing skylight that uses tilted panels of transparent glass to strategically bring daylight into an interior space.
- **45.** Light Shelf a horizontal surface that reflects daylight deep into a building, placed above eye-level with high-reflectance upper surfaces, which reflect daylight onto the ceiling an deeper into the space.
- **46. Light Power Density (LPD)** amount of electric lighting, usually measured in watts per square foot, used to illuminate a given space.
- **47. Material Recovery Facility (MRF)** a facility designed to received, sort, process, and store compostable and recyclable materials efficiently and in an environmentally sound manner.
- **48. Machineries-** refers to machines, equipment mechanical contrivances, instruments, appliances or apparatus which may or may not be attached, permanently or temporarily to the real property. It includes the physical facilities for production, the installation and appurtenant service facilities, those which are mobile, self-power or propelled, and those permanently attached to the real property, which are actually directly and exclusively used to meet the needs of particular industry, business or activity, and which by its very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes.

- **49. Material Sustainability-** refers to all matters related to resource efficiency in material selection and use with the least impact on the environment.
- 50. Mercantile- a building used for trading, commerce and business purposes.
- **51.** Mixed-use Building- a medium to high rise building that blends any combination of residential, commercial, cultural, and institutional use.
- **52.** National Building Code (NBC) (Presidential Decree 1096) is a uniform building code in the Philippines that embodies up-to date and modern technical knowledge on building design, construction, use, occupancy and maintenance.
- **53.** Non-recyclable waste- waste that cannot be processed or treated for use in some other form.
- **54. Office of the Building Official (OBO)-** the office authorized to enforce the provision of NBC and its IRR, as well as the orders and decisions made pursuant thereto.
- **55.** Office Building- a building in which a business, clerical or professional activities are being conducted.
- **56. Operable Windows-** a window unit with one or more section that can be opened for ventilation.
- 57. Outside Supply Air (OSA) air containing at least the minimum volume of outside air filtered and conditioned to required temperature and humidity.
- 58. Parking, Covered- parking under roof that does not contribute to the heat island effect.
- **59. Parking, Open-** parking structure with wall opening that is open to the atmosphere, distributed over 40 percent of the building perimeter or uniformly over two opposing sides to provide ventilation.
- **60.** Photoelectric Sensor- a device used to detect the distance, absence or presence of an object by using a light transmitter, often infrared, and a photoelectric receiver.
- 61. R-Value- resistance value or the capacity to resist heat loss or its thermal resistance.
- 62. Recyclable waste- an item or material capable of being used again.

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- **63. Relative solar heat gain (RSHG)** is the ratio of solar heat gain through fenestration product (corrected for external shading) to the incident solar radiation. Solar heat gain includes directly transmitted solar heat and absorbed solar radiation, which is then radiated, conducted or convected into space.
- **64. Renewable Energy** energy that comes from resources, which is continuously replenished on a human time cycle, such as sunlight and the like.
- **65. Renovation** any physical change made on the buildings/structures to increase their value or quality, or to improve their aesthetics.
- **66. Repair** remedial work done on any damage or deteriorated portion/s of a building/structure to restore its original condition.

- **67. Retail-** a business dedicated to the sale of goods or commodities of small quantity directly to the end user/consumer.
- **68. Residential Building-** a building/ structure exclusively used for multiple family dwellings with mixed-housing types, it may include low, medium and high-rise residential condominium buildings and apartelles that are already commercial in nature or scale.
- **69.** San Juan Certified Green- A certification issued to a project which eighty percent (80%) complied with the Green Building Measures of this Ordinance. This certification shall be valid only for five (5) years from the date of issuance. Thereafter, renewal assessment will be conducted to ascertain continuing compliance to the requirement of San Juan Certified Green criteria for existing building.
- 70. San Juan Green Mark A certification issued to a project which one hundred percent (100%) complied with the Green Building Measures of this Ordinance. This certification shall be valid only for five (5) years from the date of issuance. Thereafter, renewal assessment will be conducted to ascertain continuing compliance to the requirement of San Juan Certified Green Mark criteria for existing building.
- 71. Seasonal Energy Efficiency Ratio (SEER)- energy efficiency rating for central air conditioner.
- 72. Sewage Treatment Plant-an industrial structure designed to remove biological or chemical waste products from water, thereby permitting the treated water to be used for other purposes.
- **73.** Sick Building Syndrome (SBS) a condition where occupants experience acute health and/ or comfort effect, which appear to be linked to time spent in a building but no specific illness or cause can be identified.
- 74. Site Sustainability- the manner by which a building is located and constructed which minimize the use of energy, water and natural resources, generate less waste, and minimize the impact on its land compared to traditional design, construction, and maintenance techniques.
- 75. Solar Heat Gain Coefficient (SHGC) fraction of solar gain admitted through a window, expressed as a number between 0 and 1.
- **76.** Solar Reflectance Index (SRI)- measures of material's availability to reflect heat, with white or light colors having reflectance and dark surfaces with low reflectance, thereby having higher temperatures.
- 77. Solid Waste Management- is the process of reducing or eliminating the adverse impact of solid waste on the environment and human health, which supports economic development and improves the quality of life.
- **78.** Special Waste- a special waste that has unique regulatory requirements and with potential environmental impact that needs to be manage to minimize the risk of harm to the environment and human health.
- **79.** Sun breaker- feature of a building commonly used as external shading devices, which reduces heat gain within that building by deflecting solar rays to reduce energy cooling loads.

- **80. Total Gross Floor Area (TGA)-** the floor space within the main auxiliary building primarily consisting of the Gross Floor Area (GFA) and all other enclosed support areas, together with all other usable horizontal areas/ surfaces above and below established grade level that are all physically attached to the building/s, and which shall consist of the following: covered areas used for parking and driveways, services and utilities.
- 81. Total Open Space within Lot (TOSL)- the total open space required for each type of use.
- **82.** Toxic Materials- substance that may cause harm to an individual if they enter in a body through inhalation, skin contact, or ingestion.
- **83.** U-Value- how well a building element conducts heat, measuring the rate of heat transfer through a building element over a given area, under standardized condition.
- 84. Unpaved Surface Area (USA)- the portion of the lot that shall remain unpaved and reserved for softscaping / planting; expressed as a percentage (%) of the Total Lot Area or TLA and may be combined with Impervious Surface Area (ISA) to satisfy the Total Open Space within Lot (TOSL), i.e., the total open space requirement for each type of use occupancy.
- **85.** Vapor barrier- a material that has permeance of one perm or less that provides resistance to the transmission of water vapor.
- **86.** Variable Speed Drive (VSD)- a piece of equipment that regulates the speed and rotational force, or torque output, of an electric motor.
- 87. Variable-Voltage and Variable-Frequency (VVVF) employs frequency inverter technology that regulates input voltage and frequency throughout the journey, drawing much less current during acceleration and deceleration.
- **88. Ventilation-** process of supplying or removing air by natural or mechanical means to or from any space.
- **89.** Visible Transmittance (VT) the ratio of total transmitted light to total incident light with the higher value allowing more incident light to pass through the glazing.
- **90. Volatile Organic Compound (VOC)** organic chemicals with high vapor pressure at ordinary room temperature, and which are dangerous to human health or cause harm to environment.
- **91. Weather-Stripping-** narrow piece of material, such as plastic, rubber, felt or metal, installed around the door and windows to protect an interior from external extreme temperature.
- **92. Window assembly-** a unit that includes a window and the anchorage between window and the wall.
- **93.** Window-to-Wall Ratio (WWR) ratio of the total area of the building façade, which is occupied by windows (glass area and frame).

ARTICLE IV SCOPE, COVERAGE AND APPLICABILITY

SECTION 4. SCOPE. Green Building measures of efficiency and performance shall be in the following areas:

- Energy Efficiency
- Water Efficiency
- Material Sustainability and Solid Waste Management
- Site Sustainability
- Indoor Environmental Quality
- Renewable Energy
- Environmental Protection
- **SECTION 5. COVERAGE AND APPLICATION.** San Juan City Green Building Rules and Regulation is applicable to building of certain typology and total gross floor area, as specified herein.
 - 5.1. Green Building requirement shall apply entirely to construction of new buildings in the following use/ occupancy of any category.

	TABLE 1.	MINIMUM TOTAL	GROSS FLOOR AREA	(TGFA) FOR BUILDING USE/ OCCUPANCY
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USE / OCCUPANCY CLASSIFICATION OF ANY JURISDICTION	TGFA AS DEFINED BY NBC
Residential Buildings, Condominium, Apartment, Townhouse, Subdivision	10,000 sqm
Commercial: Office, Mixed-Use Building	5,000 sqm
Institutional: Educational, Recreational, Religious, Government Buildings	2,500 sqm
Institutional: Hospital	5,000 sqm
Hotel Buildings	2,500 sqm
Mercantile: Mall,	5,000 sqm
Parking Buildings	2,000 sqm
Industrial : Factories, Manufacturing, Processing, Warehouse/Storage and the like	2,000 sqm

For mixed-used buildings the building requirements for each building type incorporated into mixed use building shall be applied.

5.2. Green building requirement shall also be applied to modification/ renovation of existing building/ structure in partial or in whole to in compliance to this ordinance.

All existing buildings specified in Table 1 are encourage to voluntarily comply with this Ordinance to avail the incentives as specified in section 19 of this Ordinance and in advocacy for the protection of environment and sustainable development.

SECTION 6. APPROACH. This Ordinance prescribes mandatory and stricter measures derive from the National Building Code of the Philippines, its IRR and/or its latest edition, and the Philippine Green Building Code. The San Juan City Green Building Council as defined herein shall review the application of this regulation to building use/ occupancy of any category and floor areas covered every five (5) years from the adoption of this ordinance or as the need arises. And may modify or include new aspects and emerging efficient technologies and expand the application to include other measures, building categories, existing building and /or lower the corresponding total coverage floor areas.

SECTION 7. GREEN BUILDING REGULATIONS.

7.1 Energy Efficiency:

7.1.1 Building Envelope

a. Air Tightness and Moisture Protection;

As the humidity levels are very high in the Philippines, the unwanted filtration ingress into the spaces can cause additional load on the air conditioning system and a detrimental impact on air quality. Building must be planned and designed with specific details to ensure that air tightness is maximized. Detail should precisely include joints, service entry points, windows and doors. The implementation of these measures requires only increased attention to the construction details and it can be implemented at particularly no cost.

b. Glass Properties;

Compared to wall assemblies, glass transfers more heat and hence, it is ideal to reduce the amount of glazing with respect to the wall in order to reduce internal heat gains.

7.1.2. Natural Ventilation

This measures will give the building occupants the flexibility and opportunity to use natural ventilation for free cooling and fresh air in regularly occupied spaces. This measure will limits the tendency to create glass-sealed box type building. Size of each room shall be consistent with the occupancy load of the National Building Code of the Philippines (NBC).

7.1.3. Building Envelope Color;

Light-colored building envelope, especially the roof areas which are the most vulnerable, can reduce heat transfer from the outside of the building by having the surfaces with high Solar Reflectance Index (SRI).

7.1.4. Roof Insulation;

Insulation can help reduce heat gain in a building, thus, improving thermal comfort, acoustic quality and reducing the load on their air conditioning system.

- 7.1.5. Mechanical Systems
 - a. Air Conditioning System

Air conditioning typically accounts for more than fifty percent (50%) of the total electricity cost in a centrally air conditioned building. Hence, the efficiency of air conditioning system is a prime importance. The heart of the air conditioning system is the cooling system, typically chillers in large buildings, and it is important to procure efficient cooling system.

b. Water Heating System;

The use of energy-efficient water heating system in buildings, by observing minimum power performance requirements, will help reduce energy consumption due to heating water.

c. Variable Heat Drives and High Efficiency Motors;

Variable Speed Drive (VSD) describes the equipment used to control the speed of machinery by changing the frequency of the motor that is being operated. Where process conditions demand adjustment of flow from a pump or fan, varying the speed of the drive may save energy compared with other techniques for flow control.

d. Enthalpy Recovery of Exhaust Air;

When buildings have outside air or fresh air supply and extract system through mechanical means, using heat exchangers can use the air extracted from the building areas to pre-condition the incoming outdoor air. This process exploits the fact that the extract air is usually already conditioned and therefore, colder and drier.

7.1.6. Electrical System;

a. Daylight Provision

Building should be planned and designed to maximize the use of natural light so to reduce the use of artificial illumination.

b. Daylight-Controlled Lighting System

Building interior perimeter zone exposed to daylight generally do not require artificial lighting during the day. However, sub-optimal design and operation of the building results in the use of artificial lighting when not required.

Photoelectric sensors connected to luminaries help in dimming or switching off the lamps that do not require to be operated due to presence of adequate daylight.

c Lighting Power Density (LPD)

Limitation of LPD will help to design the lighting system in the most efficient way and reduce the lighting and cooling load in the buildings. The maximum allowed LPD for each space type is specified in Table 11 of Philippine Green Building Code.

d. Occupancy Sensors for Lighting Control

Occupancy sensor linked to lighting shall be installed in areas with variable occupancy.

Elevators and Escalators/ Moving Ramps / Walkways

Elevators and Escalators/ Moving Ramps / Walkways must be fitted with controls to automatically reduce speed or stop when no traffic is detected. Elevators must be fitted with mechanisms to reduce energy demand.

f. Transformer

The transformer shall be tested in accordance with relevant Philippine National Standards (PNS) at test conditions of full load, free of harmonics and at unity power factor.

g. Overhead or Elevated Water Storage

To reduce dependence on motorized system to supply and distribute potable or non-potable water within the building, thus help reduce energy consumption, overhead or elevated water storage system are used, provided there is twenty percent (20%) fire reserve over and above the average daily demand supply. The system relies mostly on elevation and gravity to distribute water within the building.

The Owner/ Developer are required to adopt efficient practices, design, methods, and technology that can reduce energy consumption resulting in cost savings, reduced energy consumption, and reduced Greenhouse Gas (GHG) emission.

The Owner/ Developer shall comply with the list of requirements referred at Section 10 of the Philippine Green Building Code and measures indicated in the Table-A below:

			TABLE	A. ENERGY E	FFICIENCY MI	EASURES			
				BUILDING TYPE	APPLICABILITY				
		Residential	Commercial:Offic e & Mixed-Use	Institutuional:Edu cational,Recreati onal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings
A. BU	ILDING ENVELOPE								
1	Air tightness and Moisture Protection	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	EXEMPTED	REQUIRED
2	Glass Properties	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	EXEMPTED	REQUIRED
3	Natural Ventilation	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
4	Building Envelope Color	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
5	Roof Insulation	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
B. ME	ECHANICAL SYSTEM								
1	Air-Conditioning Equipment	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
2	Water Heating System	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	EXEMPTED	OPTIONAL
3	Variable Speed drives and High Efficiency Motors	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	EXEMPTED	REQUIRED
4	Enthalpy Recovery of Exhaust Air	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED

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			TABLE	A. ENERGY E	FFICIENCYM	EASURES			
		Residential	Commercial:Offic e & Mixed-Use	BUILDING TYPI Institutuional:Edu cational,Recreati onal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings
C. ELE	CTRICAL SYSTEM								
1	Daylight Provision	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
2	Daylight Controlled Lighting System	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
3	Lighting Power Density	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
4	Occupancy Sensor for Lighting Control	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
5	Elevator	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
6	Escalator, Moving Ramp & Walkways	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	OPTIONAL	OPTIONAL
7	Transformer	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	OPTIONAL	REQUIRED
8	Overhead/Elevated Water Storage	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	OPTIONAL	REQUIRED

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7.2. Water Efficiency:

7.2.1. Water Efficient Fixtures;

Water efficient fixtures include faucet, showerheads and water closets that uses less water in order to perform same function of cleaning as effectively as standard models. Use of efficient plumbing fixtures, sensors, auto control valves aerators, flow control and pressure-reducing devices, whenever possible, can result in significant reduction of water consumption.

7.2.2. Water Management;

7.2.2a. Rainwater Harvesting

Rainwater is one of the purest sources of water available. Rainwater from roofs and hardscape must be collected and reused for nonpotable use.

7.2.2b. Water Recycling

Recycled water from Sewage Treatment Plant shall be reused for non-potable purposes.

The Owner/ Developer are required to adopt an efficient water-use practices, designs, methods and technology in building that can reduce water consumption, resulting in cost savings and allowing fresh water conservation.

The Owner/ Developer shall comply with the list of requirements referred at Section 11 of the Philippine Green Building Code and measures indicated in the Table-B below:

			TABLE	BUILDING TYPE	FFICIENCY ME	EASURES			
		Residential	Commercial:Offic e & Mixed-Use	Institutional:Educ ational,Recreatio nal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings
1	Water Efficient Fixtures	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
2	Rain Water Harvesting	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
3	Water Recycling	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED

7.3. Material Sustainability and Solid Waste Management:

7.3.1. Non-toxic Materials

Non-Toxic materials refers to building materials without hazardous or toxic chemicals that could cause Sick Building Syndrome (SBS) and eventually lead to Building Related Illness (BRI).

7.3.2. Material Recovery Facility (MRF)

MRF shall be provided for the collection and segregation of solid waste materials.

The Owner/ Developer are required to adopt sustainable and efficient material selection and use with the least impact on the environment, and adoption of efficient waste management practices.

The Owner/ Developer shall comply with the list of requirements referred at Section 12 and 13 of the Philippine Green Building Code and measures indicated in the Table-C below:

		TABL	E-C MATERIA	L SUSTAINBILI	TY AND SOLID	WASTE MANA	AGEMENT					
	BUILDING TYPE APPLICABILITY											
		Residential	Commercial:Offic e & Mixed-Use	Institutional:Educ ational,Recreatio nal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings			
1	Non-Toxic Materials	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED			
2	Materials Recovery Facility (MRF)	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED			

7.4. Site Sustainability:

7.4.1 Site Ground Preparation and Earthworks

Site clearing, grading and excavation shall be planned at the start of construction to mitigate pollution caused by erosion and sedimentation, taking into consideration existing endemic foliage, as regulated by the DENR.

7.4.2. Open Space Utilization

The inclusion of green areas or landscaped areas for indigenous or adaptable species of grass, shrubs and trees will help in providing more permeable surface for building development's open spaces and thus, allow the recharging of ground water reservoir, control storm water surface run-off, cool the building surrounding and provide indoor and outdoor connectivity for the building occupants.

The Owner/ Developer are required to adopt design, construction and operation practices that minimize the impact of building on ecosystem and water resources.

The Owner/ Developer shall comply with the list of requirements referred at Section 14 of the Philippine Green Building Code and measures indicated in the Table-D below:

			TABLI	E D. SITE SUST BUILDING TYPE	AINABILITY ME	ASURES			
		Residential	Commercial:Offic e & Mixed-Use	Institutional:Educ ational,Recreatio nal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings
1	Site Ground Preparation and Earthworks	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
2	Open Space Utilization	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
3	Green Roof, Vertical Garden or Green walls	OPTIONAL	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	OPTIONAL	OPTIONAL

7.5. Indoor Environmental Quality:

7.5.1. Minimum Fresh Air Rates

The building indoor environment can contain more contaminants many times over than the outside. Various studies shown that indoor contaminants can cause health disorders, through symptoms of SBS and BRI. The introduction and application of minimum fresh air rates will maintain acceptable indoor quality thru the constant replacement of indoor air in buildings.

7.5.2. Designated Smoking Area

Environmental Tabacco Smoke (ETS) is one of the leading causes of respiratory illness in building occupants. RA 9211, the Tobacco Regulation Act, and City Ordinance No. 5 series of 2017, restricts tobacco smoking in public spaces and the prescription of designated smoking areas inside buildings.

The Owner/ Developer are required to adopt design, construction and operation practices that take into consideration the building environment, and that aim to improve occupant health, productivity and safety.

The Owner/ Developer shall comply with the list of requirements referred at Section 15 of the Philippine Green Building Code and measures indicated in the Table-E below:

			TABLE- E. INC	BUILDING TYP	IMENTAL QUA E APPLICABILITY	LITY MEASURI	ES		
		Residential	Commercial:Offic e & Mixed-Use	Institutional:Educ ational,Recreatio nal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings
1	Minimum Fresh Air Rates	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED
2	Designated Smoking Area	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017	REQUIRED/ Ordinance No.5 Series 2017

7.6. Renewable Energy;

- a. The Owner/ Developer are required to adopt design, construction and operation practices using renewable resources which are naturally replenished.
- b. The Owner/ Developer shall comply with the list of measures indicated in the Table-F below:

	TABLE -F. RENEWABLE ENERGY MEASURES BUILDING TYPE APPLICABILITY										
		Residential	Commercial:Offic e & Mixed-Use	Institutional:Educ ational,Recreatio nal, Religious, Govt Bldgs	Institutional (Hospital)	Hotel	Mercantile: Mall	Parking	Industrial Buildings		
1	Solar Energy	OPTIONAL	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED		

ARTICLE V ADMINISTRATION AND ENFORCEMENT

SECTION 8. RESPONSIBILITY AND ENFORCEMENT

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- 8.1. OFFICE OF THE LOCAL CHIEF EXECUTIVE (LCE). This Ordinance shall be enforced and administered by the LCE.
- 8.2. TECHNICAL SUPPORT. The San Juan City Green Building Council and the Green Building Division Technical Support under the Office of the Building Official which are herein established, shall provide technical support to the LCE.

SECTION 9. SAN JUAN GREEN BUILDING COUNCIL (SJCGBC). Is hereby established subject to the composition arrangement below;

- 9.1 The **SJCGBC** shall be composed of the following:
 - a. City Mayor as Chairperson
 - b. City Vice Mayor as Vice Chairperson
 - c. City Planning and Development Coordinator- Member
 - d. City Building Official/ City Architect- Member

- e. City Engineer- Member
- f. Chairperson of the Sangguniang Panlungsod on Environment and Natural Resources- Member
- g. Chairperson of the Sangguniang Panlungsod on Urban Planning, Land, Housing & Resettlement – Member
- h. City Legal Officer- Member
- i. City Environment and Natural Resources Officer- Member
- j. City Health Officer- Member
- k. City Assessor Officer- Member
- 1. City Public Information Officer- Member
- m. Local Zoning Administrator- Member
- n. Two Non-Government Organization representatives duly accredited by Sangguniang Panlungsod.- Member
- 9.2. Technical Support. A Technical Working Group and Secretariat shall be created to provide technical assistance to San Juan City Green Building Council.

Chairperson	City Mayor
Vice Chairperson	City Vice Mayor
Members	City Building Official
	City Engineer
	City Environment & Natural Resources
	Officer
	City Planning & Development Officer
	City Legal Officer
	City Public Information Officer
	Local Zoning Administrator
	City Health Officer
	Chief, Bureau of Fire Protection
	Chief, Business Permits & License
	Office
	City Assessor
	City Treasurer
	City Budget Officer
Secretariat	Green Building Division

- 9.3. Meetings. The San Juan City Green Building Council shall convene a meeting once every six (6) months or as the need arises. In case of urgent issues, the SJCGBC may hold a special meeting to address the said issues;
- 9.4. Duties and Responsibilities. The SJCGBC shall perform the following duties and responsibilities;

- a. Facilitate the review of this Green Building Ordinance and recommend to the Sangguniang Panlungsod any necessary amendments or adaptation of new Green Building Regulations;
- b. Monitor its implementation, conduct a study and research updating this Ordinance;

c. Issue the appropriate San Juan Green Building Seal and/or Mark to a project which has satisfactorily complied with the Green Building measures.

SECTION 10. SAN JUAN GREEN BUILDING OFFICE.

A Division Office created under and located at the Office of the Building Official, which provides technical assistance and support to the Local Chief Executive.

10.1. Composition of Green Building Division: it shall be composed of the following personnel, subject to the Qualification Standards of the Civil Service Commission.

	Position	Salary Grade
a.	Supervising Environmental Specialist	SG 22-
b.	Environmental Management Specialist II	SG 15
с.	Environmental Management Specialist I	SG 11

10.2. Qualification and Responsibilities of Office of the Building Official (OBO) Acting as the City Green Building Officer (CGBO).

10.2.1. The CGBO shall be:

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- a. Act on all applications for Green Building Certificate, issue the Green Building Pre-Compliance Certificate (GBPCC) and Green Building Compliance Certificate (GBCC).
- b. Supervise site visit and inspection in assessing the compliance of Green Measures.
- c. Monitor projects and issue Notice of Violation and Show Cause Orders to owners/developers that are in violation of the Green Building Ordinance and if necessary, refer subsequent actions thereon to appropriate agency.
- d. Conduct continuing study/ research in green building trends and standards and coordinate with SJCGBC regarding amendments to the Ordinance prior the adoption by the Sangguniang Panlungsod.
- 10.3. Capacity Building. The CGBO and the technical staff of Green Building Division shall be authorized and have privilege to undergo training on Green Building to enhance their capacities to perform its function in implementing this Code. Under this provision all technical staff who will avail this training, shall submit a sworn statement of commitment to serve the Green Building Division for three (3) years, and a technical staff who availed and opted to leave/resigned was reassigned and or was terminated from this office prior to the expiration of the 3 year period, shall be obliged to pay for the cost of his/her training within the three years commitment period.
- 10.4. Budgetary Allocation. Upon determination of sufficiency of funds by the Office of the Local Chief Executive and after complying with existing laws, rules and regulations, an annual appropriation for the established Green Building Division shall be included in the regular budgeting procedures to cover the operational and management expenses as well as other necessary

expenses for proper, responsive and full operation of Green Building Division.

ARTICLE VI GREEN BUILDING CERTIFICATION PROCESS

SECTION 11. GREEN BUILDING CERTIFICATE. All Owner/ Developer of the project covered under this Ordinance shall secure the following certificates:

- 11.1 Green Building Pre-Compliance Certificate (GBPCC)
 - a. San Juan Certified Green (Pre-Complied)
 - b. San Juan Green Mark (Pre-Complied)
- 11.2 Green Building Certificate of Compliance (GBCC)
 - a. San Juan Certified Green
 - b. San Juan Green Mark

SECTION 12. GRADING SYSTEM. The appropriate certificate to be issued shall be based on the following point distribution and applicability:

			NO. OF	APPLICA
		AREAS OF EFFICIENCY AND MEASURES	POINTS	BILITY
A.	BUIL	DING ENVELOPE		
	1	Air tightness and Moisture Protection	3	М
	2	Glass Properties	5	М
	3	Natural Ventilation	3	М
	4	Building Envelope Color	2	М
	5	Roof Insulation	3	М
B.	MECH	ANICAL SYSTEM		
	1	Air-Conditioning Equipment	5	M
	2	Water Heating System	3	М
	3	Variable Speed drives and High Efficiency Motors	4	M
	4	Enthalpy Recovery of Exhaust Air	2	M
C.	ELEC	TRICAL SYSTEM		
	1	Daylight Provision	3	M
	2	Daylight Controlled Lighting System	5	М
	3	Lighting Power Density	5	М
	4	Occupancy Sensor for Lighting Control	5	M
	5	Elevator	3	M
	6	Escalator, Moving Ramp & Walkways	3	M
	7	Transformer	2	M
	8	Overhead/Elevated Water Storage	3	M
R	2			

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			APPLICA			
AREAS OF EFFICIENCY AND MEASURES		POINTS	BILITY			
D. WATE	ER EFFICIENCY					
1	Water Efficient Fixtures	5	М			
2	Rain Water Harvesting	3	М			
3	Water Recycling	3	М			
E. MATE	E. MATERIAL SUSTAINABILITY AND SOLID WASTE MANAGEMENT					
1	Non-Toxic Materials	3	М			
2	Materials Recovery Facility (MRF)	5	Μ			
F. SITE	SUSTAINABILITY					
1	Site Ground Preparation and Earthworks	3	Μ			
2	Open Space Utilization	5	М			
3	Green Roof, Vertical Garden or Green walls	3	0			
G. INDC	OR ENVIRONMENTAL QUALITY					
1	Minimum Fresh Air Rates	4	М			
2	Designated Smoking Area	1	0			
H. REN	EWABLE ENERGY					
1	Solar Energy	5	M			
	TOTAL	. 99				

LEGEND

M = MANDATORY 95 POINTS O = OPTIONAL 4 POINTS

SECTION 13. GREEN BUILDING PRE-COMPLIANCE CERTIFICATE(GBPCC) FOR CONSTRUCTION PERMIT

- 13.1 Building Permit and Locational Clearance for buildings covered by this Ordinance shall not be issued without the following certificates:
 - a. San Juan Certified Green (Pre-Complied) This certification shall be issued to a project whose compliance to the applicable mandatory measures is equivalent to eighty percent (80%) of the total points.
 - b. San Juan Green Mark (Pre-Complied) This certification shall be issued to a project whose compliance to the applicable mandatory measures and had included all optional measures.
- 13.2. Documentary Requirements. The Owner/Developer are required to submit the following:
 - a. Pre-Compliance Checklist of Requirements;
 - b. Duly accomplished application form;
 - c. Four (4) sets of complete plans in standard twenty inches-by-thirty inches size (20"x 30") duly signed by the Owner/ Developer or his/her representative and signed and sealed by design professionals;
 - Lot Plan (Relocation Survey) signed and seal by duly licensed Geodetic Engineer.

- Architectural
- Structural
- Electrical
- Mechanical
- Sanitary/ Plumbing
- Electronics
- Fire Protection
- Material Recovery Facility Design
- Rain Water Harvesting incorporating all Green Building measures
- d. PDF file of item c, provide soft copy in flash drive.
- e. Technical Specification of materials and equipment to be used for in compliance for Green Building measures duly signed and sealed by design professionals;
- f. Bill of Materials used for Green Building measures duly signed and sealed by design professionals;
- g. Computation of projected energy (kwh/capita) and water consumption (cum/ capita) of the building with reference to Design Standards. (4-sets).
- h. Computation of projected energy (kwh/capita) and water consumption (cum/capita) of the building upon application of Green Building Measures (4-sets).

13.3. Issuance of Green Building Pre-Compliance Certificate shall be subject to satisfactory

findings that the drawings, details and specifications have been complied with the Code, and shall be issued only upon presentation of official receipt of payment.

SECTION 14. GREEN BUILDING COMPLIANCE CERTIFICATE (GBCC) FOR OCCUPANCY PERMIT

- 14.1. **Certificate of Occupancy** for buildings covered by this Ordinance shall not be issued without the following certificates.
 - a. San Juan Certified Green This certification shall be issued to a project whose compliance to the applicable mandatory measures is equivalent to eighty percent (80%) of the total points.
 - b. San Juan Green Mark– This certification shall be issued to a project whose compliance to the applicable mandatory measures and had included all optional measures.
- 14.2. Partial Certificate of Occupancy for buildings covered under this code shall not be issued without the acknowledgement of Extent of Compliance to be issued by the City Planning and Development Department. In addition the Owner / Developer shall submit an Affidavit of Undertaking stating that all measures indicated in the approved plans and Green Building Pre-Compliance Certificate shall be complied.
- 14.3. Documentary Requirements. The Owner/Developer are required to submit the following:

- Duly accomplished notarized application form and Compliance Checklist of Requirements;
- Three (3) sets of As-Built Plans in standard twenty inchesby-thirty inches size (20"x30") incorporating all Green Building Measures required in the project signed by the Owner/Developer and signed and sealed by the design professionals.
- Technical specifications and brochures of materials and equipments incorporating all Green Building Measures required in the project signed by the Owner/Developer and signed and sealed by the design professionals.
- Photos of Green Building Measures installed/ constructed in the project which include name tags of all required equipment and fixtures, including embedded measures such as Waterproofing, Rainwater Holding Tank and Thermal Moisture protection used in walls, roofing, a photos of site documentation shall be submitted.
- PDF files of the above stated requirements.
- 14.4. Issuance of Green Building Certificate shall be subject to satisfactory findings that the project has complied with the Code, and shall be issued only upon presentation of official receipt of payment.

These Green Building Compliance Certificate shall be valid only for the period of five (5) years from the date of issuance and must be renewed within three (3) months prior to its expiration.

- **SECTION 15. GREEN BUILDING SEAL**. This shall be awarded to a project that has been issued a Green Building Compliance Certificate, such seal must be place on a conspicuous place and must be visible upon entry of the building.
- **SECTION 16. ANNUAL BUILDING INSPECTION.** An annual inspection shall be conducted by the Office of the Building Official, and Certificate of Annual Inspection shall only be issued upon compliance with all Green Building measures as certified in the GBCC.

ARTICLE VII SCHEDULE OF FEES AND PENALTIES

SECTION 17. GREEN BUILDING FEES AND PENALTIES. The of filing and processing of fees for the Green Building Certificate are as follows;

		GREEN BUILDING		
	TYPE OF TRANSACTION	PRE-COMPLIANCE (PhP)	COMPLIANCE (Php)	
Α.	FILING FEE	200.00	200.00	
В	PROCESSING FEE			
1	RESIDENTIAL			
	a. Residential	4.00 per sq.m of TGFA	2.00 per sq.m of TGFA	
	b. Residential utilized for commercial gain purposes	7.00 per sq.m of TGFA	2.75 per sq.m of TGFA	
2	COMMERCIAL, OFFICE, MIXED-USE, PARKING, MERCANTILE, MALL,	7.00 per sq.m of TGFA	2.75 per sq.m of TGFA	
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		GREEN BUILDING		
TYPE OF TRANSACTION		PRE-COMPLIANCE (PhP)	COMPLIANCE (Php)	
3	INSTITUTIONAL			
	a. Educational	4.00 per sq.m of TGFA	2.00 per sq.m of TGFA	
	b. Recreational	4.00 per sq.m of TGFA	2.00 per sq.m of TGFA	
	c. Religious	4.00 per sq.m of TGFA	2.00 per sq.m of TGFA	
	d. Government	EXEMPTED	EXEMPTED	
4	INDUSTRIAL: FACTORIES, MANUFACTURING, PROCESSING, WAREHOUSE/ STORAGE and the like	6.00 per sq.m of TGFA	3.50 per sq.m of TGFA	
5	RENOVATION			
	a. Renovation without Additional Floor Area	75 % of Prescribe Rate	50 % of Prescribe Rate	
	b. Renovation with Additional Floor Area	75% of Prescribe Rate for Renovation + 100% of Prescribe Rate for Additional Floor Area	50% of the amount determined in pre- compliance fee	
С	CERTIFICATE FEE	200.00	200.00	
D	GREEN BUILDING SEAL		5,000.00	
E	PENALTY	A surcharge of One Hundred percent (100%) of the total Green Building Fee's but not less than Five Thousand pesos (Php. 5,000) which ever is higher shall be charged to that Owner/ Developer, Contractor, or Proprietor who commence or operates the project without first obtaining the GBPCC and GBCC		

SECTION 18. PROCEEDS FROM GREEN BUILDING FEES AND PENALTIES. All payments for Green Building Fee's shall made directly to the City Treasurer's Department, wherein all payments shall accrue to the Special Trust Fund under the General Funds of the City of San Juan. Wherein eighty five percent (85%) shall be used for the salaries and wages of the Green Building Section, while the remaining fifteen percent (15%) shall be allotted to the transportation expenses, office supplies, and equipment and personnel capacity development activities of the Green Building Section.

ARTICLE VIII INCENTIVES AND PENALTY

SECTION 19. following:

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INCENTIVES. The City of San Juan shall provide incentives based on the

- 19.1. Real Property Tax discount on Machinery and Improvement to Owner/ Developer who was able to obtain the San Juan Green Building Mark for Certificate of Occupancy shall be granted with the following incentives;
 - a. A discount of thirty percent (30%) on Real Property Tax on Machineries installed in accordance to Green Building Regulations, Section 7 of this Ordinance.
 - b. A discount of ten percent (10%) on Real Property Tax on Improvement.

Provided:

a. That the discount shall be directly applied to the tax due as computed by the San Juan City Assessor Department pursuant to the latest San Juan City Revenue Code; and

- b. That the discount shall be applied only on the first year payment of taxes and independent to other applicable discounts as defined in the latest San Juan City Revenue Code.
- 19.2. Increase in Floor Area Ratio (FAR); The Owner/ Developer who has secured Green Building Pre-Compliance Certificate (GBPCC) shall automatically be granted an additional Floor Area Ratio in accordance with the latest Zoning Ordinance.
- **SECTION 20. ADMINISTRATIVE AND PENAL LIABILITIES.** Any city official or employee who issues unauthorized certification without completion of such requirement prescribed by this ordinance shall be administratively liable without prejudice to the filing of appropriate civil and/or criminal charges. The exact appropriate penalty shall be determined by the City Mayor or by the City Council via an approved resolution.

Any person violating any provisions of this Ordinance, shall, upon conviction, be punished by a fine of Five Thousand Pesos (Pph. 5,000) or by imprisonment for not more than one (1) year or both such fine and imprisonment, at the discretion of the Court, per violation of any of the provisions.

If the violation is committed by a firm, corporation, or partnership or any other juridical person, the manager, managing partner or any person who actually participated in the violations should be held criminally liable as provided by this section.

RULE IX FINAL PROVISION

IMPLEMENTING RULES AND REGULATIONS (IRR). Within **SECTION 21.** six(6) months from the effectivity of this Ordinance, a team headed by the City Legal Department and whose members included in the City Planning and Development Department, City Architecture Department, Office of the Building Official, City Engineering Department, City Health Department, City Environment and Natural Resources Office, City Assessor Department, Sangguniang Panlungsod Committee on Environment and Natural Resources, Committee on Urban Planning, Land, Housing & Resettlement, Committee on Public Works and Transportation and the Committee on Ways and Means, shall prepare the Implementing Rules and Regulations (IRR) of this Ordinance for the approval of the Local Chief Executive. The Implementing Rules and Regulations shall be subject to periodic review of the said team. In case of extreme necessity, the said team shall convene immediately to evaluate which portion of the ordinance is difficult to conform with and /or is counter to the objective of the City. The said team shall draft and recommend a revised IRR subject to the approval of the Local Chief Executive.

SECTION 22. SEPARABILITY CLAUSE.

- a. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall affect the validity of this Ordinance as a whole or in part thereof other than the part so declared unconstitutional or invalid. Any portion thereof not affected by such declaration shall remain in full force and effect.
- b. If any provisions of this Ordinance or any portion thereof maybe found violative of any national laws, rules and regulations, local orders and the like, the same is hereof, declared invalid or null and void; unless modified and/ or amended accordingly.

SECTION 23. REPEALING CLAUSE. All ordinances, rules and regulations in conflict with the provisions of this Ordinance are hereby repealed; PROVIDED, that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 24. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon its approval and publication in a newspaper of general circulation.

ARIÉ I. ATAD CHUA HERBERT Councilor ty Councilor PAUL ANTHONY D. ARTADI ROLANIOO M. BERNARDO City Councilor City Councilor all an NG. LLANOS DEE City Counci City Councilor **ISMAEL R. MATHAY IV** JOHN ERVICM. VIJAN DR City Councilor City Councilor JAMES CARLOS ALLADO City Councilo Sergeant-at-Arths City Councild KIT R. PERALTA RAISSA H. LAUREL-SUBIJANO Assistant Majority Floor Leader Majority Floor Leader City Councilor City Councilor I HEREBY CERTIFY THAT THIS ORDINANCE HAS BEEN DULY APPROVED BY THE SANGGUNIANG PANLUNGSOD ON JUNE 5, 2023. RIA P. ESTRELDA-PADILLA City Government Department Head II Secretary, Sangguniang Panlungsod

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ATTESTED:

JOSE WARREN P. VILLA Presiding Officer City Vice-Mayor

APPROVED:

FRANCISCO JA VIER M. ZAMORA City Mayor 6