



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City of Mandaluyong

ORDINANCE NO. 709, S-2018

**AN ORDINANCE ADOPTING VERSION 2.0: THE 2014
GREEN BUILDING REGULATIONS OF
MANDALUYONG CITY AND FOR OTHER PURPOSES**

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

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

WHEREAS, in Republic Act 9729 "Climate Change Act of 2009", it is the policy of the state to afford full protection and the advancement of the right of the people to a healthful ecology in accord with the rhythm and harmony of nature;

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 environmental design and building resiliency;

WHEREAS, overwhelming scientific evidence shows that global warming is altering the earth's normal temperature and rainfall patterns, and that human activities such as burning of fossil fuel and land use change due to rapid urbanization are considered as significant factors that contribute to the Greenhouse Gas (GhG) balance of the earth, which in turn leads to climate change;

WHEREAS, the effects of climate change are now being felt throughout the world in periods of long drought, abnormal deluges and floods—globally known as El Niño and La Niña phenomena and more unpredictable weather conditions; and recent weather-related environmental catastrophes demonstrate the harmful effects of climate change in the Philippines;

WHEREAS, these intertwined problems of climate change, social inequity, rising energy prices, and degradation of the natural systems require an integrated response that goes far beyond reducing carbon emissions;

WHEREAS, climate change adaptation must be inextricably linked with actions to create and maintain jobs, improve community liveability and public health, address social inequity and foster strong, resilient natural system;

WHEREAS, it is globally recognized that green building can significantly improve energy, water and resource efficiency, reduce waste and pollution generation, protect the environment, and improve occupants' health and productivity;

WHEREAS, it has become imperative for both public and private buildings to include green building and landscape requirements based on local climatic, geological, and topographical conditions which, while stricter than current building standards, are shown to be cost effective over the life of the building;

WHEREAS, in order to ensure environmental sustainability of buildings, reduce its negative impact to health and environment and consequently drive market transformation, there is a need for the Local Government, as building regulator, to formulate, adopt and implement green building regulations;

WHEREAS, the City of Mandaluyong has a long standing commitment to leadership in Green Building standards, sustainable design and construction practices, efficient water and other resource conservation and management and the reduction of greenhouse gas emissions;

WHEREAS, with the adoption *in toto* by the Department of Public Works and Highways (DPWH) of the Mandaluyong City Ordinance No. 535, S-2014 otherwise known as the Green Building Regulations, becoming a major part of the Philippine Green Building Code, the incentives given to compliant developers have now become inapplicable since compliance with the conditions set forth by DPWH is already mandatory, there is a need on the part of the City to enact a new Ordinance to govern developments in Mandaluyong City affirming the right of the people to a balanced and healthful ecology in accord with the rhythm and harmony of nature and establish a new system of incentivization for all compliant developments.

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod ng Mandaluyong in a session assembled:

ARTICLE I
TITLE OF THE ORDINANCE

SECTION 1. TITLE OF THE ORDINANCE. This Ordinance shall be known and referred to as "Version 2.0: The 2014 Green Building Regulations of Mandaluyong City .

ARTICLE II
AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the 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 people to a balanced ecology and preserve the comfort and convenience of their inhabitants.

SECTION 3. PURPOSE. This Ordinance is enacted for the purpose of improving the efficiency of buildings in the use of natural resources, contributing to the global efforts in reducing Greenhouse Gas (GhG) emissions and minimizing the impact of buildings on health and the environment through the Green Building Regulations. Green Building is the practice of adopting sustainable features and measures in the design, construction and operation of buildings.

ARTICLE III DEFINITION OF TERMS AND PHRASES

- ❖ **APARTELLE.** The collaboration or the combination of an apartment and a hotel. It is a place of accommodation. It is similar to a pension house, a tourism inn, a guest house and a dormitory;
- ❖ **BUILDING ENVELOPE.** The interface and physical barrier or shell between the interior of the building and the outdoor environment. This includes the roof, walls, fenestrations and foundation;
- ❖ **CARBON EMISSION.** The release of carbon into the atmosphere;
- ❖ **COMMERCIAL BUILDING.** A building that is used for commercial purposes. Types can include office buildings, retail, convenience store and shopping malls;
- ❖ **CONDOMINIUM BUILDING.** A multi-unit structure which is usually used for commercial or residential purpose. The owner hold sole title to the unit but owns land and common property with other unit owner;
- ❖ **DORMITORY.** A building divided up of several rooms for a number of people where students and tourists are provided with board and lodging;
- ❖ **DWELLING UNIT.** A building designed to be used exclusively as living quarters for one or more families;
- ❖ **EDUCATIONAL BUILDING.** A building designed for various activities in a primary, secondary, or higher educational system and often includes living areas for students;
- ❖ **ENERGY.** The ability or capacity to do work or to produce change. Forms of energy include heat, light, sound, electricity and chemical energy;
- ❖ **ENERGY CONSERVATION.** Reduction in the amount of energy consumed for a process, through optimal and rational use;
- ❖ **ENERGY EFFICIENCY.** Principle and practice of minimizing the need or demand for energy, for given work or service, while maximizing work output;
- ❖ **ENVIRONMENTAL PROTECTION.** Refers to the practice of protecting the natural environment on an individual or organization controlled government levels as this benefits both the environment and welfare of human beings;
- ❖ **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;

- ❖ 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;
- ❖ 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 a minimum;
- ❖ GREEN ROOF. A roof of a building that is partially or completely covered with vegetation and a growing medium which are planted over a waterproofing membrane;
- ❖ HOSPITAL. An institution which provides medical and surgical treatment and nursing care for the sick and injured people;
- ❖ HOTEL. A commercial establishment which offers lodging to travellers and seldom permanent residents, it commonly has restaurants, meeting rooms, function rooms, stores and the like;
- ❖ INDOOR ENVIRONMENTAL QUALITY (IEQ). Refers to indoor air quality that focuses on airborne contaminants as well as other health, safety and comfort issues;
- ❖ LUYONG. A round-leaf fountain palm which is found in Southeast Asia and is commonly known as footstool palm or "Anahaw". Scientific name is "*Saribus rotundifolius*";
- ❖ LUYONG CERTIFIED GREEN (LCG). A certification issued to a project which complied with the Green Building measures of this Ordinance. This certification shall be valid for a period of five (5) years from the date of issuance. Thereafter, renewal assessments will be conducted to ascertain continuing compliance to the requirements of LCG criteria for existing building;
- ❖ 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-powered or self-propelled, and those not 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 very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes;
- ❖ MANDALUYONG GREEN MARK (MGM). A certification issued to a project which complied with the mandatory measures of this Ordinance. This certification shall be valid for a period of five (5) years from the date of issuance. Thereafter, renewal assessments will be conducted to ascertain continuing compliance to the requirements of MGM criteria for existing building;

- ❖ **MATERIAL SUSTAINABILITY.** Refers to all matters related to resource efficiency in material selection and use with the least impact on the environment;
- ❖ **MERCANTILE.** A building used for trading, commerce and business purposes;
- ❖ **MIXED-USE BUILDING.** A medium to high rise building that blends any combination of residential, commercial, cultural and institutional use;
- ❖ **MODIFICATION/RENOVATION.** Rehabilitation and expansion or renovation of an existing building and covers any of the following scope of works:
 1. Architectural, Mechanical and Fire Protection, Electrical and Auxiliary Plumbing and Sanitary works;
 2. Construction of additional floor area or renovation of floor area of at least 1,000 sq.m.
- ❖ **OFFICE BUILDING.** A building in which a business, clerical or professional activities are being conducted;
- ❖ **PARKING BUILDING.** A building of several floors used solely for parking of automotive vehicles;
- ❖ **PHARMACEUTICAL.** Relates to the production of prescription drugs and medicine;
- ❖ **RENEWABLE ENERGY.** Energy that comes from resources which is continuously replenished on a human timescale, such as sunlight, and the like;
- ❖ **RETAIL.** A business dedicated to the sale of goods or commodities in small quantities directly to the ultimate consumers;
- ❖ **RESIDENTIAL BUILDING.** A building/structure exclusively used for multiple family dwellings with mixed-housing types, it may include low, medium or high-rise residential condominium buildings and apartelles that are already commercial in nature or scale;
- ❖ **SITE SUSTAINABILITY.** The manner by which a building is located and constructed which minimizes 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;
- ❖ **SOLID WASTE MANAGEMENT.** Is the process of reducing or eliminating the adverse impacts of solid waste on the environment and human health which supports economic development and improves the quality of life;
- ❖ **TOTAL FLOOR AREA (TFA).** The total floor space within the building computed by measuring to the exterior face of the permanent external building walls. The TFA shall include all floor space within a building, specifically:

- a. Office areas;
 - b. Residential areas;
 - c. Commercial Areas;
 - d. Corridors;
 - e. Lobbies;
 - f. Vertical penetrations which shall mean stairs, floors, pipe shafts, vertical ducts, and the like, as well as its enclosing walls;
 - g. Rest rooms or toilets;
 - h. Machine rooms, pump rooms, electrical rooms, utility rooms;
 - i. Storage rooms and closets;
 - j. Covered balconies and terraces;
 - k. Interior walls and columns, and other interior features;
 - l. Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present, plant boxes and residual areas arising from the layout of parking lots;
 - m. Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, gardens, helipad, courts and function areas.
- ❖ **URBAN HEAT ISLAND EFFECT.** Describes the built-up areas that are hotter compared to rural areas.

ARTICLE IV SCOPE, COVERAGE AND APPLICABILITY

SECTION 4. SCOPE. Green Building aims at improving building performance in the following areas of efficiency:

- 4.1 Energy Efficiency;
- 4.2 Water Efficiency;
- 4.3 Materials Sustainability and Solid Waste Management;
- 4.4 Site Sustainability;
- 4.5 Indoor Environmental Quality;
- 4.6 Renewable Energy;
- 4.7 Environmental Protection.

SECTION 5. COVERAGE AND APPLICATION. This Green Building Regulation applies to all buildings to be constructed as specified herein.

5.1 Green Building requirements shall apply entirely to new buildings in the following categories:

- a. Residential buildings with TFA more than or equal to 10,000 sq.m.;
- b. Office, Mercantile and Mixed-Use building with TFA more than or equal to 5,000 sq.m.;

- c. Educational/Recreational/Religious buildings with TFA more than or equal to 2,500 sq.m.;
- d. Parking buildings with TFA more than or equal to 2,000 sq.m.;
- e. Hotel buildings;
- f. Hospital buildings;
- g. Government Buildings.

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

- 5.2 Green Building requirements shall be applied to modification/renovation works in the above category;
- 5.3 The Mandaluyong City Green Building Council (MCGBC) as defined herein shall review the application of this regulation to building categories and total floor areas every five years from the adoption of this Ordinance or as the need arises. The MCGBC may broaden the application to include other measures, building categories, existing buildings and/or lower the corresponding total floor areas.

SECTION 6. APPROACH.

- 6.1 Compliance with the latest National Building Code, its IRR and Reference Codes and other relevant laws is mandatory;
- 6.2 This Ordinance prescribes additional mandatory measures that have been predetermined through detailed analysis to achieve savings in Energy and Water Efficiency, Materials and Waste Efficiency, Indoor Environmental Quality (IEQ), Site Sustainability, Renewable Energy and Environmental Protection. Other Green measures not included may be considered by the Property Owner/Developer/Proponent/Applicant/Project in order to achieve greater efficiency and savings for energy and water consumption.

SECTION 7. GREEN BUILDING REGULATIONS.

7.1 ENERGY EFFICIENCY:

- a. Purpose. Energy Efficiency requires the adoption of efficient practices, designs, methods and technology that reduce energy consumption resulting in cost savings as well as reduced consumption of non-renewable energy.
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below:

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7.2 WATER EFFICIENCY:

- a. **PURPOSE.** Water efficiency requires the adoption of efficient design, systems and fixtures that reduces potable water-use consumption; the reuse and recycling of storm and wastewater. Water efficiency realizes water management and conservation while realizing operational cost savings;
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below:

TABLE OF WATER EFFICIENCY MEASURES BUILDING TYPE APPLICABILITY								
		OFFICE	MER- CANTILE/ RETAIL	HOTEL	HOSPITAL	RESI- DENTIAL	EDU- CATIONAL	PARKING
1.	Water fixtures	Required	Required	Required	Required	Required	Required	Required
2.	Rainwater Harvesting	Required	Required	Required	Required	Required	Required	Required
3.	Water Recycling	Required	Required	Required	Required	Required	Required	Required

7.3 MATERIALS SUSTAINABILITY AND SOLID WASTE MANAGEMENT:

- a. PURPOSE. Materials Sustainability and Solid Waste Management requires the adoption of efficient waste management practices and use of materials that are environment-friendly and locally available;
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below:

TABLE OF MATERIALS SUSTAINABILITY AND SOLID WASTE MANAGEMENT MEASURES BUILDING TYPE APPLICABILITY								
		OFFICE	MER- CANTILE/ RETAIL	HOTEL	HOSPITAL	RESI- DENTIAL	EDU- CATIONAL	PARKING
1.	MRF (Waste Segregation and Collection)	Required	Required	Required	Required	Required	Required	Required
2.	Designation of Pantry Area for Staff Dining	Optional	Optional	Optional	Optional	Optional	Optional	Exempt
3.	Non-Toxic Material	Required	Required	Required	Required	Required	Required	Required

7.4 INDOOR ENVIRONMENTAL QUALITY:

- a. PURPOSE. Indoor Environmental Quality (IEQ) requires the adoption of design, construction and operation practices that take into consideration the improvement of the occupant's health, productivity, safety and quality of life;
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below:

TABLE OF INDOOR ENVIRONMENTAL QUALITY MEASURES BUILDING TYPE APPLICABILITY								
		OFFICE	MER- CANTILE/ RETAIL	HOTEL	HOSPITAL	RESI- DENTIAL	EDU- CATIONAL	PARKING
1.	Designated Smoking Area	Required/ Ordinance No. 671, S-2017	Required/ Ordinance No. 671, S-2017	Required/ Ordinance No. 671, S-2017	Smoking Ban per City Ordinance No. 671, S-2017	Required/ Ordinance No. 671, S-2017	Smoking Ban per City Ordinance No. 671, S-2017	Required/ Ordinance No. 671, S-2017
2.	Natural Ventilation	Required	Required	Required	Required	Required	Required	Exempt
3.	Minimum Fresh Air Rates	Required	Required	Required	Required	Required	Required	Required
4.	Installation of Carbon monoxide (CO) monitoring in Covered Carpark	Optional	Optional	Optional	Optional	Optional	Optional	Required
5.	Natural Ventilation in Covered Carpark	Optional	Optional	Optional	Optional	Optional	Optional	Optional
6.	A/C Filters	Optional	Optional	Optional	Optional	Optional	Optional	Optional

7.5 SITE SUSTAINABILITY:

- a. PURPOSE. Site sustainability requires the adoption of design, construction and operation practices that minimize the impact of buildings on ecosystems and water resources;
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below.



- a. **PURPOSE.** Renewable energy requires the adoption of design, construction and operation practices by using renewable resources which are naturally replenished;
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of measures indicated in the table below.

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- a. **PURPOSE.** Environmental protection requires the adoption of design, **construction** and **operation** practices to protect the environment specifically the **ozone** layer.
- b. The Proponent, Owner, Developer and Applicant/Project Manager shall comply with the list of **measures** indicated in the table below.

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[Signature]

ARTICLE V MANAGEMENT ARRANGEMENTS

SECTION 8. RESPONSIBILITY OF ENFORCEMENT.

- 8.1 OFFICE OF THE LOCAL CHIEF EXECUTIVE (LCE). This Ordinance shall be enforced and administered by the LCE.
- 8.2 TECHNICAL SUPPORT. The MCGBC and the Green Building Division under the City Planning and Development Department (CPDD), which are herein established, shall provide technical support to the Local Chief Executive (LCE).

SECTION 9. **MANDALUYONG CITY GREEN BUILDING COUNCIL (MCGBC).** The MCGBC is hereby established subject to the composition arrangement below:

- 9.1 COMPOSITION. The MCGBC shall be composed of the following:
- City Mayor as Chairman;
 - City Planning and Development Coordinator;
 - City Engineer/Building Official;
 - Chairman of the Sangguniang Panlungsod on Public Works;
 - Chairman of the Sangguniang Panlungsod on Environmental Protection and Technology and Urban Planning;
 - City Legal Officer;
 - City Public Information Officer;
 - City Assessor Officer;
 - City Health Officer;
 - City Environmental Management Officer;
 - Two (2) **Non-Governmental** Organization representatives duly accredited by the Sangguniang Panlungsod.
- 9.2 TECHNICAL SUPPORT. A Technical Working Group and Secretariat shall be created to provide technical assistance to the MCGBC;
- 9.3 MEETINGS. The MCGBC shall convene a meeting once every six (6) months or as the need arises. In cases of urgent issues, the (MCGBC) may hold a special meeting to address the said issues;
- 9.4 DUTIES AND RESPONSIBILITIES. The MCGBC shall perform the following duties and responsibilities:
- Facilitate the review of this Green Building Ordinance and recommend to the Sangguniang Panlungsod for any necessary amendments or adoption of new Green Building Regulations;
 - Monitor its implementation, conduct a study and research updating this Ordinance;
 - Evaluate and approve the incentives to be granted to the owners/ developers;
 - Issue the appropriate Green Building Seal (Luyong Certified Green and Mandaluyong Green Mark) to a project which has satisfactorily complied with the Green Building measures.

SECTION 10. **MANDALUYONG CITY GREEN BUILDING OFFICE.** To provide technical assistance and support to the Local Chief Executive, the CPDD shall also act as the City Green Building Office. A Green Building Division shall be created under City Planning and Development Department (CPDD).

10.1 **COMPOSITION.** The Green Building Division shall be composed of the following personnel, subject to the Qualification Standards of the Civil Service Commission. The composition of the Green Building Division shall not exceed the following staffing structure.

	POSITION	SALARY GRADE
1.	One (1) Division Chief (GBO IV) Supervising Environmental Management Specialist	SG 22
2.	Two (2) Section Chiefs (GBO III) Senior Environmental Management Specialist	SG 18
3.	Four (4) Evaluators/Inspectors (GBO II) Environmental Management Specialist II	SG 15
4.	Eight (8) Evaluators/Inspectors (GBO I)	SG 11

10.2 **QUALIFICATIONS AND RESPONSIBILITIES OF THE CPDC ACTING AS THE CITY GREEN BUILDING OFFICER (CGBO).**

A. THE CPDC/CGBO SHALL BE:

1. A Filipino citizen, and of good moral character;
2. A registered voter of the City of Mandaluyong;
3. A duly registered Architect or Civil Engineer, or Environmental Planner;
4. A member in good standing of a duly accredited organization of his/her profession for not less than two (2) years;
5. Must have a planning background, of at least five (5) years prior to his appointment.

B. THE CPDC/CGBO SHALL PERFORM THE FOLLOWING DUTIES AND RESPONSIBILITIES:

1. Act on all applications for Green Building Certificate, issue the Green Building Pre-Compliance Certificate (GBPCC) and Green Building Compliance Certificate (GBCC);
2. Supervise site visit and inspection in assessing the compliance of Green measures;
3. Monitor projects and issue notices of violation and show cause orders to owners, developers, or managers of projects that are in violation of the Green Building Ordinance and if necessary, refer subsequent actions thereon to the appropriate agency;
4. Conduct continuing study in green building trends and standards and coordinate with the Mandaluyong City Green Building Council (MCGBC) regarding proposed amendments to the Ordinance prior to the adoption by the Sangguniang Panlungsod.

B. MECHANICAL SYSTEM			
1.	AIR-CONDITIONING EQUIPMENT	5	✓
2.	WATER HEATING SYSTEM	3	✓
3.	VARIABLE SPEED DRIVES (VSD)	3	✓
4.	HIGH EFFICIENCY MOTORS	5	✓
5.	ENTHALPY RECOVERY OF EXHAUST AIR	2	✓
6.	CEILING FANS OR WALL FANS	1	○
C. ELECTRICAL SYSTEMS			
1.	DAYLIGHT PROVISION	3	✓
2.	DAYLIGHT CONTROLLED LIGHTING SYSTEM	5	✓
3.	LIGHTING POWER DENSITY (LPD)	5	✓
4.	OCCUPANCY SENSOR	5	✓
5.	ELEVATORS	3	✓
6.	ESCALATORS / MOVING RAMPS / WALKWAYS	3	✓
7.	TRANSFORMER	2	✓
8.	OVERHEAD OR ELEVATED WATER STORAGE	2	✓
9.	BUILDING MANAGEMENT SYSTEM (BMS)	4	○
D. WATER EFFICIENCY			
1.	WATER FIXTURES	5	✓
2.	RAINWATER HARVESTING (RWH)	3	✓
3.	WATER RECYCLING USED	3	✓
E. MATERIAL SUSTAINABILITY AND SOLID WASTE MANAGEMENT			
1.	MRF (WASTE SEGREGATION AND COLLECTION)	5	✓
2.	DESIGNATION OF PANTRY AREA	1	○
3.	NON-TOXIC MATERIALS	3	✓
F. INDOOR ENVIRONMENTAL QUALITY			
1.	DESIGNATED SMOKING AREA (DSA)	2	✓
2.	NATURAL VENTILATION	2	✓
3.	MINIMUM FRESH AIR RATES	4	✓
4.	INSTALLATION OF CO MONITORING SENSOR	4	○
5.	NATURAL VENTILATION IN CARPARK	1	○
6.	A/C FILTERS	2	○
G. SITE SUSTAINABILITY			
1.	SITE/GROUND PREPARATION AND EARTHWORKS	3	✓
2.	OPEN SPACE UTILIZATION	5	✓
3.	GREEN ROOF	2	○
4.	VERTICAL GARDENS OR GREEN WALLS	2	○
H. RENEWABLE ENERGY			
1.	SOLAR ENERGY	5	○
I. ENVIRONMENTAL PROTECTION			
1.	REFRIGERANTS THAT REDUCE THE POTENTIAL DAMAGES TO THE OZONE LAYER	2	✓
2.	BICYCLE PARKING	1	○
3.	CHARGING STATION OF E-VEHICLE	3	○
4.	ACCESS TO MASS TRANSIT	3	○
TOTAL		125	

LEGEND:

- ✓ = MANDATORY (96 points)
○ = OPTIONAL (29 points)

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

13.1 BUILDING PERMIT/LOCATIONAL CLEARANCE. For buildings covered by this Ordinance, No Building Permit/Locational Clearance shall be issued without the following certificates:

13.1.1 LUYONG CERTIFIED GREEN (Pre-Complied) – this certification shall be issued to a project whose compliance to the applicable mandatory measures is equivalent to at least 80% of the total points;

13.1.2 MANDALUYONG GREEN MARK (Pre-Complied) – this certification shall be issued to a project that has complied with all the applicable mandatory measures and has included optional measures equivalent to at least ten (10) points.

13.2 DOCUMENTARY REQUIREMENTS. The proponent shall be required to submit the following documentary requirements:

1. Pre-Compliance Checklist of Requirements;
2. Duly accomplished application form; (downloadable thru www.mandaluyong.gov.ph.)
3. Seven (7) sets of complete plans in standard size (20" x 30") for Architectural, Structural, Mechanical, Fire Protection, Electrical, Sanitary, Electronics, MRF, STP and Rain Water Harvesting incorporating all Green Building measures required in the project and signed by the owner or his duly authorized representative and relevant professionals;
4. One (1) copy of lot plan with vicinity map; signed by a Licensed Geodetic Engineer; (1 set)
5. Technical specification of materials/equipment to be used for the Green Building measures duly signed and sealed by professionals concerned and owner of building or duly authorized representative; (3 sets)
6. Bill of Materials for Green Building Measures; duly signed and sealed by professionals concerned and owner of building or duly authorized representative; (3 sets)
7. Computation of projected building consumption for energy (kwh/capita or sq.m) and water (cu.m/capita or sq.m) specifying Local Design standards used; (3 sets)
8. Projected building consumption for energy (kwh/capita or sq.m) and water (cu.m/capita or sq.m) upon application of Green Building Measures; (3 sets)
9. Summary result of Building Efficiency Self-Assessment Tool (B.E.S.T.), accessible thru www.mandaluyong.gov.ph. Provide a soft copy in CD/USB format.
10. PDF files of Item No. 3. Provide a soft copy in CD/USB format.

All applications shall only be stamped as received if ALL of the above requirements shall be complied. All submittals must be properly labeled and bound for easy evaluation.

13.3 EVALUATION AND ISSUANCE. Issuance of the GBPCC shall be subject to satisfactory finding that the project drawings and specifications have complied with the requirements of this Code. The GBPCC shall be issued only upon presentation of the official receipt of payment.

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

14.1 CERTIFICATE OF OCCUPANCY. No Certificate of Occupancy for buildings covered under this Ordinance shall be issued without the following certificates:

14.1.1 LUYONG CERTIFIED GREEN – this certification shall be issued to a project whose compliance to the applicable mandatory measures is equivalent to at least 80% of the total points;

14.1.2 MANDALUYONG GREEN MARK – this certification shall be issued to a project that has complied with all the applicable mandatory measures and has included optional measures equivalent to at least ten (10) points.

14.2 PARTIAL CERTIFICATE OF OCCUPANCY. No Partial Certificate of Occupancy for buildings covered under this Ordinance shall be issued without the Acknowledgment of Extent of Compliance to be issued by the CPDD. In addition, the proponent shall submit an affidavit of undertaking stating that all measures indicated in the approved plans and GBPCC issued shall be complied.

14.3 DOCUMENTARY REQUIREMENTS. The proponent shall be required to submit the following:

1. Duly accomplished application form and Compliance Check List of Requirements;
2. Three (3) sets of As-Built plans in standard size (20"x30") incorporating all Green Building measures required in the project and duly signed by the owner or his duly authorized representative and relevant professionals;
3. Technical specifications or brochures of installed materials/equipment incorporating all Green Building measures required in the project duly signed and sealed by professionals concerned and the owner of the building or his/her duly authorized representative; (3 sets);
4. Actual Bill of Materials for Green Building measures duly signed and sealed by professionals concerned and owner of building or duly authorized representative (3 sets);
5. Clear pictures/images of Green Building measures installed and/or constructed in the project; which includes a readable nameplate of all required equipment and fixtures. For embedded measures such as Waterproofing, RWH tank, and Moisture Barrier used in walls and roofing, a clear picture or site documentation shall be submitted;
6. A copy of Building Administrator – Tenants/Lessee Agreements in the compliance to GB measures in leasable space;

7. PDF Files of ALL items above.

All applications shall only be stamped as received if ALL of the above requirements shall be complied. All submittals must be properly labeled and bound for easy evaluation.

14.4 EVALUATION AND ISSUANCE. Issuance of the GBCC shall be subject to satisfactory finding that the project has complied with the requirements of this Code.

These certificate shall be valid for a period of five (5) years from the date of issuance after which it shall be renewed within three (3) months prior to its expiration.

The GBCC shall be issued upon presentation of the official receipt of payment.

For projects issued GBPCC under Ordinance 535, S-2014 and LCG for this Ordinance respectively, may be awarded an upgraded GBCC provided the requirements of Section 14 are met.

SECTION 15. ANNUAL INSPECTION. An annual inspection shall be conducted by the Office of the Building Official. The permits such as Permit to Operate and Business Permit shall only be issued if the building complies with all the Green Building measures as certified in the GBCC.

SECTION 16. GREEN BUILDING SEAL. This shall be awarded to a project that has been issued a GBCC. Such seal must be placed on a conspicuous place and must be visible upon entry.

SECTION 17. REPORTORIAL REQUIREMENTS.

17.1 ANNUAL REPORTS. The developer/administrator of the Building shall submit to the CPDD an annual report, commencing one year from the issuance of the Certificate of Occupancy/Partial Occupancy and every year thereafter. The report shall contain the following information:

- 17.1.1 Monthly Energy consumption (kwh) and bill or equivalent document certified by the concerned utility company;
- 17.1.2 Monthly Water consumption and bill or equivalent document certified by the concerned utility company;
- 17.1.3 Occupancy rate.
- 17.1.4 List and complete technical data of all equipment specifically for Air-Conditioning in Tons of Refrigeration with EER/COP and Motors (Fans and Pumps) in Horsepower with Motor Efficiency.
- 17.1.5 List of all water fixtures with its ratings in liters/flush or liters/minute.
- 17.1.6 Annual inspection certificate from Office of the Building Official.

17.2 **CONFIDENTIALITY.** All information shall be treated with confidentiality and shall be compiled properly. No specific attribution shall be made to a building or building owner when data is presented publicly.

ARTICLE VII
GREEN BUILDING FEES

SECTION 18. GREEN BUILDING FEES. The rate of filing and processing of fees for the Green Building Certificate are as follows:

TYPE OF TRANSACTION	GREEN BUILDING PRE-COMPLIANCE CERTIFICATE	GREEN BUILDING COMPLIANCE CERTIFICATE
	RATE OF FEES (Php)	RATE OF FEES (Php)
A. FILING/APPLICATION FEE	P 150.00	P 50.00
B. PROCESSING FEE		
1. RESIDENTIAL		
a. Residential	3.00 per sq.m. of TFA	1.00 per sq.m. of TFA
b. Utilized for commercial/ gain purposes	5.25 per sq.m. of TFA	1.75 per sq.m. of TFA
2. COMMERCIAL/MERCANTILE/ OFFICE/HOTEL/RECREATIONAL	5.25 per sq.m. of TFA	1.75 per sq.m. of TFA
3. INSTITUTIONAL		
a. School	3.75 per sq.m. of TFA	1.25 per sq.m. of TFA
b. Hospital	3.75 per sq.m. of TFA	1.25 per sq.m. of TFA
c. Religious	3.75 per sq.m. of TFA	1.25 per sq.m. of TFA
4. MIXED-USE	5.25 per sq.m. of TFA	1.75 per sq.m. of TFA
5. PARKING BUILDING	5.25 per sq.m. of TFA	1.75 per sq.m. of TFA
6. RENOVATION/RETROFITTING	Corresponding prescribed rate for items 1-3 above	Corresponding prescribed rate for items 1-3 above
7. ALL GOVERNMENT PROJECTS	Free of charge pursuant to Section 209 of the NBC	Free of charge pursuant to Section 209 of the NBC
C. CERTIFICATE FEE	P 75.00	P 25.00
D. GREEN BUILDING SEAL		P 12,000.00
E. SURCHARGE	A surcharge of one hundred percent (100%) of the total Green Building fees but not less than Two Thousand Pesos (P2,000.00) whichever is higher shall be charged to any applicant, proponent, proprietor, owner or representative who commences or undertakes any project without having first secured a GBPCC and GBCC and which shall be due upon securing of such certificates.	

SECTION 19. PROCEEDS FROM GREEN BUILDING FEES. All payments for Green Building Fees shall be made directly to the City Treasurer's Department, wherein eighty percent (80%) of which shall accrue to the General Funds of the City of Mandaluyong and shall be dedicated for the infrastructure support, environmental projects of the City Government and shall be used for the salaries and wages of the Green Building Division. The remaining twenty percent (20%) shall be deposited into the City Government's trust fund and shall be allocated as follows:

19.1 Fifteen Percent (15%) to fund requirements for transportation expenses, office supplies and equipment and personnel capacity enhancement activities of the Green Building Division.

- 19.2 Five Percent (5%) as productivity incentives for personnel actually involved in City Green Building policy formulation and implementation such as Office of the Mayor, members of the MCGBC, Heads of the CPDD and its Green Building Division, Sangguniang Panlungsod Committee on Public Works, Sangguniang Panlungsod Committee on Environmental Protection and Technology and Urban Planning, Head of the Engineering Department and/or Office of the Building Official and staff involved in Green Building activities.

ARTICLE VIII
INCENTIVES AND PENALTY

SECTION 20. INCENTIVES. The City shall provide incentives based on the following:

20.1 **REAL PROPERTY TAX DISCOUNT ON MACHINERY AND IMPROVEMENT.** Only owner or developer who was able to secure a MGM for Certificate of Occupancy shall be granted the following incentives:

- a. A discount of fifty percent (50%) on Real Property Tax on Machinery installed in accordance with Section 7 of this Ordinance;
- b. A discount of ten percent (10%) on Real Property Tax on Improvement.

PROVIDED:

- a. Such discounts shall be applied directly to the tax due as computed by the City Assessor's Department pursuant to the Tax Code of the City of Mandaluyong;
- b. Such discounts shall apply only to the first year of payment of taxes;
- c. Such discounts shall be independent of other applicable discounts as defined in the Tax Code of the City of Mandaluyong.

20.2 **INCREASED BUILDING HEIGHT LIMIT (BHL) AND FLOOR AREA RATIO (FAR).** Any owner or developer who has secured a GBPCC shall automatically be granted an additional BHL or FAR in accordance with the Zoning Ordinance as indicated in the table below, whichever is applicable, subject to the provisions of Section 13 of this Ordinance:

ZONE CLASSIFICATION AS PER ORDINANCE NO. 664, S-2017	BUILDING HEIGHT LIMIT/ FLOOR AREA RATIO		
	NO. OF STOREYS	HEIGHT IN METERS	FAR
R3-A	8	24	
R3-B	21	63	
C-1	6	18	
C2-A	7	21	
C2-B	12	36	
C3-A	18	54	
C3-B	34	102	

MD1	8	24	
MD2	6	18	
MD3	21	63	
MO-CBD	65	195	
MP-CBD			14
N-CBD			12

SECTION 21. **PENALTY.** An administrative liabilities to any official or employees for unauthorized certification is given without completion to such requirements as prescribed by this Ordinance. Violation of other rules and regulations, laws, statutes, and other related laws shall, likewise, be applicable.

ARTICLE IX
CENTER FOR EXCELENCE

SECTION 22. **CENTER FOR EXCELLENCE.** The City shall maintain and operate a Green Building Center for Excellence. The Center shall be managed by the CPDD and shall showcase Green Building success stories, processes and reference materials, open to visitors free of charge. The CPDD shall be authorized to host and organize Green Building Learning Events as part of Information Education Campaign (IEC) to all concerned stakeholders. The CentEx will also serve as a venue for training GB Champions and resource persons in order to promote our City's environmental initiatives. The fund needed in this activity shall be appropriated in Annual Investment Plan.

ARTICLE X
FINAL PROVISION

SECTION 23. **IMPLEMENTING RULES AND REGULATIONS (IRR).** Within six (6) months from the effectivity of this Ordinance, a team headed by the City Legal Department and whose members include the CPDD, Engineering Department, City Health Department, City Assessor Department, City Environmental Management Department, Sangguniang Panlungsod Committee on Environmental Protection and Technology and Urban Planning, and Sangguniang Panlungsod Committee on Public Works and City Legal Department shall prepare the Implementing Rules and Regulations (IRR) of this Ordinance for approval of the LCE. The IRR 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 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 for approval of the LCE.

SECTION 24. **REPEALING CLAUSE.** All local Ordinances of the Sangguniang Panlungsod ng Mandaluyong and Executive Orders and Administrative Regulations of the Local Chief Executive, or parts thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

SECTION 25. SEPARABILITY CLAUSE. Should any part or provision of this Ordinance be held unconstitutional or invalid by a competent court, the other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

SECTION 26. SUPPLEMENTARY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, Presidential Decrees, Letters of Instructions and other executive or administrative orders vesting national government agencies with jurisdiction over energy, water, health, land use and environment, which shall remain in force and effect, provided that decisions of the national government agencies concerned shall be consistent with the overall goals and objectives of this Ordinance.

SECTION 27. EFFECTIVITY CLAUSE. Unless otherwise provided herein, this Ordinance shall take effect fifteen (15) days, after its complete publication in at least one (1) newspaper of general circulation in Metro Manila.

ENACTED on this 24th day of September, 2018 in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE
WAS ADOPTED AND APPROVED BY THE SANGGUNIANG
PANLUNGSOD OF MANDALUYONG IN REGULAR SESSION
HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.

MA. TERESA S. MIRANDA
Sanggunian Secretary

ATTESTED BY:

ANTONIO DLS. SUVA
Vice Mayor &
Presiding Officer

APPROVED:

CARMELITA A. ABALOS
City Mayor

Date: OCT 01 2018