

SIXTEENTH CONGRESS OF THE REPUBLIC )  
OF THE PHILIPPINES )  
First Regular Session )



Senate  
Office of the Secretary

13 AUG 22 P5:15

SENATE  
S. No. 1352

RECEIVED BY: *Jai*

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Introduced by Senator Miriam Defensor Santiago

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#### EXPLANATORY NOTE

The Constitution, Article 2, Section 16 states:

The State shall protect and advance the right of the people to a balanced and healthful ecology in accord with the rhythm and harmony of nature.

Indoor Air Quality (IAQ) deals with the content of interior air that could affect health and comfort of building occupants. The IAQ may be compromised by microbial contaminants (mold, bacteria), chemicals (such as carbon monoxide, radon), allergens, or any mass or energy stressor that can induce health effects. Indoor air pollutants are associated with many health risks including asthma.

Recent findings have demonstrated that indoor air is often more polluted than outdoor air (albeit with different pollutants). In fact, indoor air is often a greater health hazard than the corresponding outdoor setting. Using ventilation to dilute contaminants, filtration, and source control are the primary methods for improving indoor air quality in most buildings.

In accordance with the constitutional provision above, the National Government must set policy directions with regard to indoor air quality. This bill addresses the issue head on.\*

*Miriam Defensor Santiago*  
MIRIAM DEFENSOR SANTIAGO

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\* This bill was originally filed in the Fourteenth Congress, Second Regular Session.



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Introduced by Senator Miriam Defensor Santiago

1 AN ACT  
2 TO PROTECT INDOOR AIR QUALITY

*Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:*

3 SECTION 1. *Definition of Terms.* – As used in this Act, the term—

4 A. “Building” means an occupied structure of greater than twenty-five thousand  
5 (25,000) square feet of floor space, using mechanical ventilation providing outdoor air, re-  
6 circulated air, or a mixture of outdoor and re-circulated air, excluding a residential structure  
7 containing six (6) or fewer dwelling units. . . .

8 B. “Owner” means any individual, partnership, corporation, mortgagee, assignee of  
9 rents, receiver, executor, trustee, lessee, or any other person, firm, or corporation in control of a  
10 building.

11 SECTION 2. *Responsibilities of the Building Owner.* –

12 A. The owner of a building shall be responsible for developing and maintaining an indoor  
13 air quality plan for the building. The plan shall contain the following components:

- 14 (1) A detailed description of the building’s heating, ventilation, and air-conditioning  
15 system, its operation, and procedures and schedules for necessary maintenance;
- 16 (2) An inventory of toxic substances used in the building, including copies of  
17 applicable material safety data sheet;
- 18 (3) A plan detailing modifications and renovation on indoor air quality ventilation  
19 and other factors relevant to air quality;

- 1 (4) Prior to commencing construction or renovation projects, a plan to minimize  
2 exposure to contaminants and mitigate adverse effects on building occupants  
3 during and after construction or renovation;
- 4 (5) A procedure for maintaining and providing access (including inspection and  
5 copying) to written records or logs pursuant to paragraph B of this section; and
- 6 (6) A system to respond to requests for information, investigate and respond to  
7 complaints of indoor air quality problems and adverse health effects by occupants  
8 consistent with paragraph D of this section.

9 B. The owner shall be responsible for developing and maintaining the following  
10 records and logs as part of the indoor air quality plan:

- 11 (1) A written record of maintenance performed on the building's heating, ventilation,  
12 and air-conditioning system;
- 13 (2) A log of pesticide use and application, including copies of applicable material  
14 safety data sheets;
- 15 (3) A written record of modifications and renovations to the building, including but  
16 not limited to modification of the heating, ventilation, and air-conditioning  
17 system, construction and modifications of walls and interior space which could  
18 affect air flow to building occupants; and
- 19 (4) A log of complaints of indoor air quality problems and reports of adverse health  
20 effects and actions and responses to complaints and reports.

21 C. The owner of a building shall designate a person or group of persons who shall be  
22 responsible for coordinating the indoor air quality plan including:

- 23 (1) Operating and maintaining the building's heating, ventilation, and air-  
24 conditioning system;
- 25 (2) Maintaining the indoor air quality plan pursuant to paragraph A of this section;
- 26 (3) Developing and maintaining the written records and logs pursuant to paragraph B  
27 of this subdivision; and
- 28 (3) Receiving and responding to complaints of indoor air quality problems and  
29 requests for information pursuant to paragraph D of this section.

1 D. The owner of the building shall post in the lobby of the building, or conspicuously  
2 where building occupants have access to it, a notice stating the procedures for making requests  
3 and complaints under this paragraph and the name and telephone number of the person or  
4 persons designated pursuant to paragraph C of this section.

5 E. A building owner may contract with a management company, lessee or other  
6 party responsible for the building's operation and maintenance to carry out the responsibilities  
7 enumerated in this section.

8 F. A building owner shall provide building occupants with reasonable access to the  
9 indoor quality plan pursuant to paragraph A of this section; provided, however, that a building  
10 owner may exclude from that access any information the disclosure of which would pose a  
11 security risk.

12 G. Where the owner operates more than one similar building on a contiguous site, the  
13 owner may prepare a plan which includes more than one building.

14 SECTION 3. *Indoor Air Quality Standards.* -- Within one (1) year after this Act shall take  
15 effect, the Secretary of Health, in consultation with the Secretary of Labor and Employment, the  
16 Secretary of Environment and Natural Resource, and the Secretary of the Interior and Local  
17 Government, shall adopt regulations establishing standards of ventilation for new and existing  
18 buildings. The standards shall take into consideration building arrangement, structure, size, use,  
19 age, and occupancy. The Secretary of Health may establish a procedure where any provision or  
20 requirement of the indoor air quality regulations may be varied or modified in cases where strict  
21 compliance would entail practical difficulties or unnecessary hardship or would otherwise be  
22 unwarranted. Request for variance shall be resolved within sixty (60) days of the date of  
23 application unless a longer period is required for good cause shown.

24 SECTION 4. *Indoor Air Investigation.* -- Upon receipt of a complaint or complaints --  
25 excluding complaints in relation to the temperature of indoor air quality relating to a building --  
26 from three or more occupants of the building or from a tenant of all or part of the building, the  
27 building owner shall initiate an investigation of the complaint or complaints. The building owner

1 shall respond in writing within thirty (30) days indicating the results of the initial investigation  
2 and any corrective actions taken or pending.

3 SECTION 5. *Training Course.* – The Secretary of Health, in consultation with the  
4 Secretary of Labor, and nationally recognized societies of industrial hygiene, fire prevention and  
5 heating, refrigeration, and air-conditioning, shall model courses in the operation and maintenance  
6 of heating, ventilation and air-conditioning systems. The Secretary of Health shall have authority  
7 to approve programs in heating, ventilation, and air-conditioning operation and maintenance and  
8 shall maintain a list of approved programs, which shall be made available to interested parties  
9 upon request.

10 SECTION 6. *Separability Clause.* – If any provision of this Act is declared  
11 unconstitutional or invalid, the other sections or provisions hereof which are not affected thereby  
12 shall continue to be in full force and effect.

13 SECTION 7. *Repealing Clause.* – All laws, decrees, orders, rules, and regulations or  
14 parts thereof inconsistent with the provisions of this Act are hereby repealed, amended, or  
15 modified accordingly.

16 SECTION 8. *Effectivity Clause.* – This Act shall take effect after fifteen (15) days  
17 following its publication in at least two (2) newspapers of general circulation.

Approved,