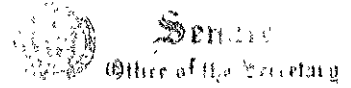


SIXTEENTH CONGRESS OF THE REPUBLIC
OF THE PHILIPPINES
First Regular Session



NOV 18 P2 31

SENATE

S.B. No. 1928

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Introduced by Sen. Manuel "Lito" M. Lapid

EXPLANATORY NOTE

Studies show that buildings consume one-third of the total energy produced in the country while causing greenhouse gas emissions during consumption. There is a need to make buildings energy efficient and energy conservant in order to promote the country's environmental sustainability. The lack of regulation of building energy consumption could lead to energy scarcity. The inability to regulate or prevent greenhouse gas emissions of buildings would also significantly impact the country's treasured long coastlines and its reliance on agricultural livelihood.

As a means of addressing this problem, foreign jurisdictions have developed green building standards and incentivized the construction of green buildings. Green buildings are structures particularly designed to utilize processes that are environmentally conscious, responsible, and resourceful. Green buildings contemplate energy conservation throughout the stages of construction, operation, maintenance, and even demolition. In this manner, green buildings promote a more stable environmental community around it as well as healthy indoor environments for occupants.

The proposed measure requires government buildings to adopt green building standards. Hence, a green building management standard is mandated to be established by the Department of Public Works and Highways. The Department is further empowered to require and monitor compliance with the standards by all covered buildings.

Considering the pressing need for environmental conservation, the passage of this measure is urged.


MANUEL "LITO" M. LAPID
Senator

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SENATE

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AN ACT
ESTABLISHING A GREEN BUILDING STANDARD FOR
GOVERNMENT BUILDING PROJECTS IN THE COUNTRY

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

1 **SECTION 1. Short Title.** - This Act shall be known as the "*The Green*
2 *Building Act of 2013*".

3
4 **SEC. 2. State Policy.** - It is the policy of the State to regulate the energy
5 efficiency of buildings, such as by mitigating their environmental, economic, and
6 social impact, in order to promote environmental sustainability and energy
7 conservation within the country. Pursuant thereto, the State shall establish
8 standards to make the construction, operation, and overall management of
9 buildings environmentally sound and ecologically healthy.

10
11
12 **SEC. 3. Definition of Terms.** - For the purposes of this Code, the
13 following terms shall be understood to refer to:

- 14 a) "Building" means any structure used or intended for supporting or
15 sheltering any use or occupancy;
- 16 b) "Construction" means the putting up of any building or structure,
17 or any portion thereof;
- 18 c) "Design" refers to the process of originating and developing a plan
19 for a structure, system, or component;
- 20 d) "Government" shall include the national government and all local
21 government units, as well as departments, regulatory agencies,
22 instrumentalities, and implementing units of the same;

- 1 e) "Green building" means an integrated or holistic building
2 approach to the planning, design, construction, and operation of
3 buildings and their surrounding landscapes with the purpose of
4 mitigating the environmental, economic, and social impacts of
5 buildings to promote energy efficiency, structural and operational
6 sustainability, security, safety, operational cost-effectiveness and
7 productiveness, accessibility, and aesthetic design;
- 8 f) " "Historical shrines" shall refer to historical sites or structures
9 hallowed and revered for their history or association as declared by
10 the National Historical Commission of the Philippines;
- 11 g) "Historic structure" means any building or structure listed on or
12 eligible for listing by the National Historical Commission of the
13 Philippines;
- 14 h) "Maintenance" or "Operation" means the performance of routine
15 actions in keeping any building or structure in good condition;
- 16 i) "Renovation" means any change, addition, or modification to an
17 existing building;
- 18 j) "Retrofitting" means the act of adding a component or accessory to
19 existing government buildings to conform with green building
20 standards;
- 21 k) "Standard" refers to the Green Building Management Standard, to
22 be promulgated pursuant to this Act and which shall require
23 particular levels of quality for government buildings and structures.
24

25 **SEC. 4. Applicability.** - The provisions of this Act shall apply to all
26 government-owned buildings: *Provided*, That all historical shrines shall be
27 exempt from the coverage of this Act:: *Provided further*, That should the
28 provisions of this Act be adopted in the operation, maintenance, renovation, or
29 expansion of historic structures, the historical significance of the structure shall
30 not be compromised.

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32 Government buildings and structures that are unoccupied or that serve a
33 specialized function, including, but not limited to, pump stations, garages, or
34 storage buildings, shall not be subjected to the requirements of this Act.
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SEC. 5. *Green Building Management Standard.* - A Green Building Management Standard shall be developed by the Department of Public Works and Highways (DPWH) applicable standards for planning, designing, constructing, operating or maintaining, renovating, and expanding building projects as well as for the purpose of retrofitting existing buildings.

SEC. 6. *Implementation and Monitoring.* - The DPWH shall be principally responsible for the implementation and enforcement of the provisions of this Act. For this purpose, it shall have the following powers and functions:

- a) Establish the Green Building Management Standard and promulgate such other rules and regulations necessary for the proper implementation of this Act;
- b) Make policy recommendations designed to continually improve and update the proper implementation of this Act, including providing assistance in the development, adoption, and revisions of this Act, as well as suggesting incentives to promote green building practices;
- c) Evaluation of the effectiveness of green building policies and their impact on environmental health, including the relation of the development of the green building policies to specific environmental challenges in a particular locality;
- d) Promotion of green building information and education to the public;
- e) Monitor compliance with the provisions of this Act;
- f) Monitor the issuance of "Green Building" certifications by authorized accrediting bodies;
- g) Maintain a registry of "Green Building" accrediting bodies, which it shall make available to the public;
- h) Maintain a registry of "Green Building" certified government institutions, which it shall make available to the public;
- i) Enlist the assistance of other agencies or the private sector to ensure the effective and efficient implementation of and strict compliance with the provisions of this Act; and

1 j) Exercise such other powers and functions as may be necessary for
2 or incidental to the attainment of the purposes and objectives of
3 this Act.

4
5 **SEC. 7. *Green Building Education and Information.*** – The DPWH shall
6 take measures, including the design, development, and dissemination of
7 information and education materials, to promote and implement this Act. It shall
8 ensure that objective, accurate, comprehensive, and updated information on
9 green building policies and standards are available at all times not only to
10 government institutions but also to the general public.

11
12 **SEC. 8. *Green Building Certification.*** – Upon a covered agency's
13 satisfaction of green building standards, as provided for under this Act, the
14 Green Building Management Standard, and the implementing rules and
15 regulations, a "Green Building" certification shall be issued.

16
17 **SEC. 9 *Funding Provision.*** – The Secretary of the DPWH shall include in
18 the Department's programs the prompt implementation of this Act, funding of
19 which shall be provided for in the Annual General Appropriations Act.

20
21 **SEC. 10. *Repealing Clause.*** – All laws, presidential decrees, executive
22 orders, rules and regulations, or portions thereof, inconsistent with this Act are
23 hereby repealed or modified accordingly.

24
25 **SEC. 11. *Separability Clause.*** If any part of provision of this Act shall be
26 held unconstitutional or invalid, the other provisions hereof which are not
27 affected thereby shall continue to be in full force and effect.

28
29 **SEC. 12. *Effectivity.*** This Act shall take effect fifteen (15) days after its
30 publication in two (2) newspapers of general circulation.

Approved,