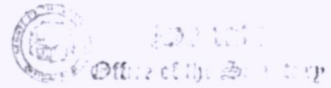


EIGHTEENTH CONGRESS OF THE)
REPUBLIC OF THE PHILIPPINES)
First Regular Session)



SENATE

'19 AUG 13 P1:06

S. No. 895

REL. 11:06

A handwritten signature in black ink, appearing to be "M. Lapid", written over a horizontal line.

Introduced by Senator Manuel "Lito" M. Lapid

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

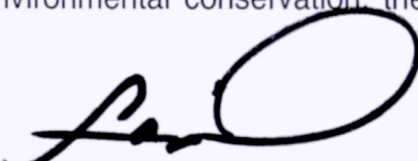
EXPLANATORY NOTE

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 conservation 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

SENATE

'19 AUG 13 P1 :06

S. No. 895

RECEIVED



Introduced by Senator Manuel "Lito" M. Lapid

**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 Building Act*".

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

8 Sec. 3. *Definition of Terms.* - For the purposes of this Code, the following terms
9 shall be understood to refer to:

10 a) "*Building*" means any structure used or intended for supporting or sheltering
11 any use or occupancy;

1 b) "*Construction*" means the putting up of any building or structure, or any
2 portion thereof;

3 c) "*Design*" refers to the process of originating and developing a plan for a
4 structure, system, or component;

5 d) "*Government*" shall include the national government and all local government
6 units, as well as departments, regulatory agencies, instrumentalities, and implementing
7 units of the same;

8 e) "*Green building*" means an integrated or holistic building approach to the
9 planning, design, construction, and operation of buildings and their surrounding
10 landscapes with the purpose of mitigating the environmental, economic, and social
11 impacts of buildings to promote energy efficiency, structural and operational
12 sustainability, security, safety, operational cost-effectiveness and productiveness,
13 accessibility, and aesthetic design;

14 f) "*Historical shrines*" shall refer to historical sites or structures hallowed and
15 revered for their history or association as declared by the National Historical
16 Commission of the Philippines;

17 g) "*Historic structure*" means any building or structure listed on or eligible for
18 listing by the National Historical Commission of the Philippines;

19 h) "*Maintenance*" or "*Operation*" means the performance of routine actions in
20 keeping any building or structure in good condition;

21 i) "*Renovation*" means any change, addition, or modification to an existing
22 building;

23 j) "*Retrofitting*" means the act of adding a component or accessory to existing
24 government buildings to conform with green building standards;

1 k) "Standard" refers to the Green Building Management Standard, to be
2 promulgated pursuant to this Act and which shall require particular levels of quality for
3 government buildings and structures.

4 Sec. 4. *Applicability.* - The provisions of this Act shall apply to all government-
5 owned buildings: *Provided*, That all historical shrines shall be exempt from the
6 coverage of this Act:: *Provided further*, That should the provisions of this Act be
7 adopted in the operation, maintenance, renovation, or expansion of historic structures,
8 the historical significance of the structure shall not be compromised.

9 Government buildings and structures that are unoccupied or that serve a
10 specialized function, including, but not limited to, pump stations, garages, or storage
11 buildings, shall not be subjected to the requirements of this Act.

12 Sec. 5. *Green Building Management Standard.* - A Green Building Management
13 Standard shall be developed by the Department of Public Works and Highways (DPWH)
14 applicable standards for planning, designing, constructing, operating or maintaining,
15 renovating, and expanding building projects as well as for the purpose of retrofitting
16 existing buildings.

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

- 20 a) Establish the Green Building Management Standard and promulgate such other
21 rules and regulations necessary for the proper implementation of this Act;
22
23 b) Make policy recommendations designed to continually improve and update the
24 proper implementation of this Act, including providing assistance in the
25 development, adoption, and revisions of this Act, as well as suggesting
26 incentives to promote green building practices;

27

- 1 c) Evaluation of the effectiveness of green building policies and their impact on
2 environmental health, including the relation of the development of the green
3 building policies to specific environmental challenges in a particular locality;
4
5 d) Promotion of green building information and education to the public;
6
7 e) Monitor compliance with the provisions of this Act;
8
9 f) Monitor the issuance of "Green Building" certifications by authorized accrediting
10 bodies;
11
12 g) Maintain a registry of "Green Building" accrediting bodies, which it shall make
13 available to the public;
14
15 h) Maintain a registry of "Green Building" certified government institutions, which it
16 shall make available to the public;
17
18 i) Enlist the assistance of other agencies or the private sector to ensure the
19 effective and efficient implementation of and strict compliance with the
20 provisions of this Act; and
21
22 j) Exercise such other powers and functions as may be necessary for or incidental
23 to the attainment of the purposes and objectives of this Act.
24

25 *Sec. 7. Green Building Education and Information.* - The DPWH shall take measures,
26 including the design, development, and dissemination of information and education
27 materials, to promote and implement this Act. It shall ensure that objective, accurate,

1 comprehensive, and updated information on green building policies and standards are
2 available at all times not only to government institutions but also to the general public.

3 Sec. 8. *Green Building Certification.* - Upon a covered agency's satisfaction of green
4 building standards, as provided for under this Act, the Green Building Management
5 Standard, and the implementing rules and regulations, a "Green Building" certification
6 shall be issued.

7 Sec. 9 *Funding Provision.* - The Secretary of the DPWH shall include in the
8 Department's programs the prompt implementation of this Act, funding of which shall be
9 provided for in the Annual General Appropriations Act.

10 Sec. 10. *Repealing Clause.* - All laws, presidential decrees, executive orders, rules
11 and regulations, or portions thereof, inconsistent with this Act are hereby repealed or
12 modified accordingly.

13 Sec. 11. *Separability Clause.* - If any part of provision of this Act shall be held
14 unconstitutional or invalid, the other provisions hereof which are not affected thereby
15 shall continue to be in full force and effect.

16 Sec. 12. *Effectivity.* This Act shall take effect fifteen (15) days after its publication in
17 two (2) newspapers of general circulation.

18 *Approved,*