

RESOLUTION NO. R-824, S. 2008, AMENDING RULE II, SECTION 5.C.2.B AND C, SECTION 6.A.2.H, SECTION 6.B.1.G AND SECTION 6.B.2.A-B AND C.6 AND SECTION 19 ITEM J AND DELETING SECTION...

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/80437c58f74c/>

Attached herewith is HLURB Board Resolution No. R-824, Series of 2008, Amending Rule II, Section 5.C.2.b and c, Section 6.A.2.h, Section 6.B.1.g and Section 6.B.2.a-b and c.6 and Section 19 Item j and Deleting Section 6.A.2.f and RULE V, Section 19 Item I of the Implementing Rules and Regulations of B.P. 220, which was approved by the Board on 12 November 2008.

The above was published in The Philippine Daily Inquirer on 27 January 2009, and, in accordance with the provisions of law, shall take effect on 11 February 2009, fifteen (15) days from its date of publication.

Please be guided accordingly.

Adopted: 28 Jan. 2009

(SGD.) ROMULO Q.M. FABUL

Commissioner and Chief Executive Officer

Attachment

Board Resolution No. 824, s. 2008

Amending Rule II, Section 5.C.2.b and c, Section 6.A.2.h, Section 6.B.1.g and Section 6.B.2.a-b and c.6 and Section 19 Item j and Deleting Section 6.A.2.f and RULE V, Section 19 Item I of the Implementing Rules and Regulation of B.P. 220

WHEREAS, under BP 220 the Housing and Land Use Regulatory Board is mandated to establish and promulgate different levels of standards and technical requirements for economic and socialized housing projects in urban and rural areas from those provided under PD 957, PD 1216, PD 1096 and PD 1185;

WHEREAS, there is a need to review the standards under BP 220 in relation to the provisions of the Fire Code and the National Building Code to uphold the spirit of BP 220 towards promoting cost efficient production of affordable socialized and low cost housing;

WHEREFORE, resolved as it is hereby resolved that the following provisions of the Implementing Rules and Regulation to Implement BP 220 be AMENDED to read as follows:

“Section 5. Technical Guidelines and Standards for Subdivisions

xxx

A. Site Criteria

xxx

C. Design Parameters

1. Land allocation

2. Lot requirement

xxx

a. Lot planning

xxx

b. Minimum lot area – The minimum lot area of various types of housing for economic and socialized housing project shall be as follows:

Table 7. Minimum Lot Area

Type of Housing	Economic (sqm)	Socialized (sqm)
a. Single detached	72	64
b. Duplex/single attached	54	48
c. Row houses	36	28

Note:

1. Saleable lots designated as duplex/single attached and/or row house lots shall be provided with housing components.

2. Price of saleable lots intended for single detached units shall not exceed 40% of the maximum selling price of the house and lot package.

c. Lot frontages – The minimum lot frontages for various types of housing both for economic and socialized housing projects shall be as follows:

Table 8. Minimum Lot Frontage

Type of Housing/Lot	Economic Housing	Socialized Housing
1. Single detached		
a. Corner lot	8m	8m
b. Regular lot	8m	8m
c. Irregular lot	4m	4m
d. Interior lot	3m	
2. Duplex/single attached	6m	6m
3. Row house	4m	3.5m

Note:

For row houses, there shall be a maximum of 20 units per block or cluster but in no case shall this be more than 100 meters in length.

xxx

Table 9. Planning and Design Standards for Residential Subdivision Project under BP 220

Parameters

Economic Housing

Socialized Housing

1. Proper location

xxx xxx

2. xxx xxx xxx

3. Minimum lot area

a. Single detached 72sqm 64sqm

b. Duplex/single attached 54sqm 48sqm

c. Row house 36sqm 28sqm

Saleable lots designated as duplex/single attached and/or rowhouse lots shall be provided with housing components

Price of saleable lots intended for single-detached units shall not exceed 40% of the maximum selling price for house and lot package.

4. Minimum lot frontage

4.1 Single detached

a. Corner lot 8m 8m

b. Regular lot 8m 8m

c. Irregular lot 4m 4m

d. Interior lot 3m 3m

4.2 Single attached/duplex 6m 6m

4.3 Row house 4m 3.5m

xxx xxx

16. Setback/yard

a. front setback 1.5m

b. side yard 1.5 (from the building line)

c. rear yard 2.0m

d. abutments Maybe allowed per requirement of the National Building Code of the Philippines

Section 6. Building Design Standards and Guidelines

xxx

A. Single Family Dwelling (Applicable for both Economic and Socialized Housing)

1. Lot planning

xxx

2. Building Design Standards (Applicable for both Economic and Socialized Housing)

a. Space standards

xxx

f. Firewall

Whenever a dwelling abuts on a property line, a firewall shall be required. The firewall shall be of masonry construction, at least 150 millimeters or 6 inches thick and extend vertically from the lowest portion of the wall adjoining the living units up to a minimum height of 0.30 meter above the highest point of the roof attached to it. The firewall shall also extend horizontally up to a minimum distance of 0.30 meter beyond the outermost edge of the abutting living units.

A firewall shall be provided for duplex/single attached units and at every unit for rowhouses. No opening whatsoever shall be allowed except when the two abutting spaces of 2 adjacent living units are unenclosed or partially open, e.g. carports, terraces, patios, etc.; instead a separation wall shall be required. (See Figure 10: Firewall for dwelling units on property line).

Ceiling should be compartmentalized and should not be continuous from one living unit to another.

B. Multi-family dwellings and Condominiums (Applicable for both Economic and Socialized Housing)

1. Lot planning

a. Access to the property

xxx

g. Parking requirements

For multi-family dwellings and condominiums, the parking requirement shall be one (1) parking slot per eight (8) living units. The size of an average automobile (car) parking slot must be computed at 2.5 meters by 5.0 meters for perpendicular or diagonal parking and at 2.15 meters by 6.0 meters for parallel parking.

The driveway may be used as parking area provided that the minimum right-of-way shall be maintained. (see figure ____)

Off-site parking maybe allowed in addition to on-site parking provided that the designated parking area is part of the project and provided further that it shall not be 100 meters away from the condominium project.

Mandatory compliance with additional parking space required by local ordinances.

2. Building Design Standards

a. Living units – In general, all building design standards for the single-family dwelling shall apply for all living units of multi-family dwellings, except that, the minimum floor area of a living unit in multi-family dwellings shall be 22-square meters for economic housing and 18 square meters for socialized housing. For BP 220 condominium projects, the minimum floor area shall be 18 square meters.

b. Exits, corridors, exterior exit balconies and common stairways – Standards for exits, corridors, exterior balconies and common stairways shall conform with the provisions of the National Building Code of the Philippines, and its implementing rules and regulations and as well as to Section 3.1007 of the Implementing Rules and Regulations of the Fire Code of the Philippines (Annex I).

Automatic fire alarm suppression system should be provided for structure more than 15 meters in height.

c. Utilities and services

xxx

c.6 elevator requirements (if applicable)

Provision of elevators shall be required for buildings 6 storeys and beyond. The same shall conform to the plans and specifications of the duly licensed architect/ engineer who shall determine the requirement for elevators including the number of cars, capacity, safety features and standards, elevator type, speed and location in relation to the overall design and use of the building. The design architect/ engineer shall certify under oath that all components thereof are in accordance with the National Building Code of the Philippines, Accessibility Law, National Industry Standards and other pertinent laws.

Compliance to the provisions of the Fire Code of the Philippines shall be mandatory.

xxx

Section 19. Definition of Terms

As used in these Rules, the following words and phrases are defined and understood to have the meaning correspondingly indicated therein.

xxx

i. Firewall – any wall which separates 2 abutting living units and extends vertically from the lowest portion of the wall which adjoins the 2 living units up to a minimum height of 0.30 meter above the highest portion of the roof attached to it; the firewall shall also extend horizontally up to a minimum distance beyond the outermost edge of the abutting living units.”

xxx

Adopted: 12 Nov. 2008

(SGD.) HON. NOLI L. DE CASTRO

Vice-President of the Philippines and Chairman, HUDCC

(SGD.) ERNESTO L. PINEDA

Undersecretary, DOJ

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(SGD.) JESUS YAP PANG

Commissioner

(SGD.) JOEL I. JACOB

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Commissioner

Attested by:

(SGD.) CHARITO B. LANSANG
Board Secretary

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