

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

NINETEENTH CONGRESS
First Regular Session

HOUSE BILL No. 2679



Introduced by: Representative Hon. Christopher “Toff” V.P. de Venecia

AN ACT
MANDATING THE CREATION OF AN OFFICE OF ARCHITECTURAL PLANNING
AND DESIGN IN MUNICIPALITIES, CITIES, AND PROVINCES, AMENDING FOR
THE PURPOSE SECTIONS 38, 185, 227, 302, 443 (A) AND (B), 454 (A) AND (B), AND
463 (A) AND (B), 477, AND 485 OF REPUBLIC ACT NO. 7160, AS AMENDED BY
REPUBLIC ACT NO. 9640, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT
CODE OF 1991

EXPLANATORY NOTE

In 1991, Republic Act No. 7160, or the Local Government Code, mandated the positions of provincial, city, and municipal engineers in all local government units. This was a welcome requirement that ensured all LGUs would have engineers to plan and design roads, bridges, waterworks, sewerage systems, flood control, and traffic control - all the *horizontal* infrastructure needed to deliver services for community and nation-building.

Unfortunately, Sections 443, 454, and 463 of the Code provided for provincial, city, and municipal architects only as **optional** positions, leaving to chance the architecture and design of public schools, hospitals, markets, public housing, capital buildings, and public facilities—all the *vertical* infrastructure vital to community and nation-building.

The most progressive and desirable places to live in and visit are designed well, express their rich, local culture, inspire people to be productive, create memorable experiences, and enhance the lives of their inhabitants. We also know how the best of public architecture makes pride of country and pride of place burn in the citizen’s breast. These are the challenges that architects are educated and trained to solve.

This bill makes the positions of provincial, city, and municipal architects mandatory. Our LGUs need engineers and architects working together to make our municipalities, cities, and provinces engaging and inviting to residents, visitors, and investors.

Another set of provisions present in the Local Government Code that might need to be recalibrated involves the automatic appointment of city and municipal engineers as the LGU’s building

officials, which is provided under Section 477. The Building Official reviews and approves the plans for all public and private buildings. To serve as check and balance, it is being hereby proposed that **the Building Official be a separate position** from the city and municipal engineers, or, for that matter, from the city and municipal architects.

The realization of beautifully functioning environments results from the collaboration of engineering, architecture, and many other creative disciplines, such as landscape architecture, interior design, placemaking, graphic design, urban design, and environmental planning.

The architect, by his or her education, skills, and training, has both the macro perspective and critical eye for detail to be the orchestrator, conductor, and performance artist. Because of this experience collaborating and marshalling the efforts of diverse disciplines into a cohesive whole, the architect is equipped to comprehend and appreciate a plan's potential to impact public welfare and civil life.

Therefore, to better serve public interest and ensure a vibrant built environment, both architect and engineer are hereby envisioned to sit as technical authorities at **Bid and Award Committees and Technical Working Groups**. While the engineer ensures strength and stability, the architect looks after function, beauty, and values such as inclusivity, sustainability, and spatial equity.

All LGUs should benefit from the complementary expertise of engineers and architects. All LGUs should benefit from engineers focusing on horizontal infrastructure and architects on vertical infrastructure. All LGUs should benefit from proper checks and balances and creative minds accustomed to problem-solving to improve public facilities and, therefore, public service while saving taxpayers' money.

By bringing the two disciplines to work together, it is our greatest hope that the quality of our built environment and, subsequently, the quality of life engendered by these environs shall be revitalized and enhanced in LGUs across the nation, not only in our country's wealthiest business districts.

The time is now to deliberate upon and approve these amendments, while movement, tourism, and investments are laid low because of the pandemic. While economies around the globe recover, let us get our public architecture, public spaces, and public parks into shape. Let us be ready when the rest of the world is ready.

The passage of this bill is earnestly sought.



REP. CHRISTOPHER "TOFF" V.P. DE VENECIA
Fourth District, Pangasinan

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AN ACT

MANDATING THE CREATION OF AN OFFICE OF ARCHITECTURAL PLANNING AND DESIGN IN MUNICIPALITIES, CITIES, AND PROVINCES, AMENDING FOR THE PURPOSE SECTIONS 38, 185, 227, 302, 443 (A) AND (B), 454 (A) AND (B), AND 463 (A) AND (B), 477, AND 485 OF REPUBLIC ACT NO. 7160, AS AMENDED BY REPUBLIC ACT NO. 9640, OTHERWISE KNOWN AS THE LOCAL GOVERNMENT CODE OF 1991

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

SECTION 1. *Short Title.* - This Act shall be known as the “*Mandatory Office on Architectural Planning and Design.*”

SECTION 2. *Declaration of Policy.* - The State recognizes the importance of the complementary disciplines of architecture and engineering in nation-building. Architecture cannot stand without engineering, and engineering without architecture is a sterile structure without soul. The State further appreciates that architecture and engineering stand together as a representation of how we see ourselves as a people. Public architecture thus stands as a representation of how people see the government and how the government cares for its citizens. Moreover, the State accepts that architecture impacts society not only at an elevated level, but also shapes individuals and their daily lives, making towns and cities desirable places to live, study, work, play, visit, and invest in.

The State further recognizes the separate but equally important assignment and assumption of physical design and responsibility and liability between architects and engineers. Each professional must work side by side with the other, each one focusing on their expertise and collaborating to create beautiful, engaging, sustainable, inclusive, and functional environments in every local government unit across the nation.

SECTION 3. Section 38 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 38. *Local Technical Committee.*

(a) There is hereby created a local technical committee in every province, city, and municipality to provide technical assistance to the local prequalification, bids and awards committees. It shall be composed of the provincial, city, or municipal **ARCHITECT AND** engineer, the local planning and development coordinator, and such other officials designated by the local prequalification, bids, and awards committee.

xxx”

SECTION 4. Section 185 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 185. *Personal Property Exempt from Distraint or Levy.* – The following property shall be exempt from distraint and the levy, attachment, or execution thereof for delinquency in the payment of any local tax, fee, or charge, including the related surcharge and interest:

(a) Tools and implements necessarily used by the delinquent taxpayer in his trade or employment;

(b) One (1) horse, cow, carabao, or other beast of burden, such as the delinquent taxpayer may select, and necessarily used by him in his ordinary occupation;

(c) His necessary clothing, and that of all his family;

(d) Household furniture and utensils necessary for housekeeping and used for that purpose by the delinquent taxpayer, such as he may select, of a value not exceeding Ten thousand pesos (P10,000.00);

(e) Provisions, including crops, actually provided for individual or family use sufficient for four (4) months;

(f) The professional libraries of doctors, **ARCHITECTS**, engineers, lawyers, and judges;

xxx”

SECTION 5. Section 227 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 227. *Organization, Powers, Duties, and Functions of the Local Board of Assessment Appeals.*

(a) The Board of Assessment Appeals of the province or city shall be composed of the Registrar and the provincial or city **ARCHITECT AND** engineer as members, who shall serve as such in an ex officio capacity without additional compensation.

(a) The Board of Assessment Appeals of the province or city shall be composed of the Registrar of Deeds, as Chairman, the provincial or city prosecutor, [and] the provincial or city **ARCHITECT, AND THE PROVINCIAL OR CITY** engineer as members, who shall serve as such in an ex officio capacity without additional compensation.

(d) In provinces and cities without a provincial or city **ARCHITECT OR** engineer, the district engineer shall serve as member of the Board. In the absence of the Registrar of Deeds, or the provincial or city prosecutor, or the provincial or city **ARCHITECT OR** engineer, or the district engineer, the persons performing their duties, whether in an acting capacity or as a duly designated officer-in-charge, shall automatically become the chairman or member, respectively, of the said Board, as the case may be.

xxx”

SECTION 6. Section 302 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 302. Financing, Construction, Maintenance, Operation, and Management of Infrastructure Projects by the Private Sector.

(a) Local government units may enter into contracts with any duly prequalified individual contractor, for the financing, construction, operation, and maintenance of any financially viable infrastructure facilities, under the build-operate-transfer agreement, subject to the applicable provisions of Republic Act Numbered Sixty-nine hundred fifty-seven (R.A. No. 6957) authorizing the financing, construction, operation and maintenance of infrastructure projects by the private sector and the rules and regulations issued thereunder and such terms and conditions provided in this Section.

(b) Local government units shall include in their respective local development plans and public investment programs priority projects that may be financed, constructed, operated and maintained by the private sector under this section. It shall be the duty of the local government unit concerned to disclose to the public all projects eligible for financing under this section, including official notification of duly registered contractors and publication in newspapers of general or local circulation and in conspicuous and accessible public places. Local projects under the build-operate-and-transfer agreement shall be confirmed by the local development councils.

(c) Projects implemented under this Section shall be subject to the following terms and conditions:

(1) The **PROVINCIAL, CITY OR MUNICIPAL ARCHITECT AND THE** provincial, city, or municipal engineer, as the case may be, upon formal request in writing by the local chief executive, shall prepare the **ARCHITECTURAL DOCUMENTS**, plans, and specifications for the proposed projects, which shall be submitted to the sanggunian for approval.

(2) Upon approval by the sanggunian of the **ARCHITECTURAL DOCUMENTS**, project plans and specifications, **THE PROVINCIAL, CITY OR MUNICIPAL ARCHITECT OR** the provincial, city, or municipal engineer shall, as the case may be, cause to be published once every week, for two (2) consecutive weeks in at least one (1) local newspaper which is circulated in the region, province, city or municipality in which the project is to be implemented, a notice inviting all duly qualified contractors to participate in public bidding for the projects so approved. The conduct of public bidding and award of contracts for local government projects under this Section shall be in accordance with this Code and other applicable laws, rules, and regulations.

xxx”

SECTION 7. Section 443 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

"Section 443. Officials of the Municipal Government.

(a) There shall be in each municipality a municipal mayor, a municipal vice-mayor, sangguniang bayan members, a secretary to the sangguniang bayan, a municipal treasurer, a municipal assessor, a municipal accountant, a municipal budget officer, a municipal planning and development coordinator, **A MUNICIPAL ARCHITECT, A MUNICIPAL BUILDING OFFICIAL**, a municipal engineer[building official], a municipal health officer and a municipal civil registrar.

(b) In addition, thereto, the mayor may appoint a municipal administrator, a municipal legal officer, a municipal agriculturist, a municipal environment and natural resources officer, a municipal social welfare and development officer, [a municipal architect,] and a municipal information officer.

xxx”

SECTION 8. Section 454 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

"Section 454. Officials of the City Government.

(a) There shall be in each city a mayor, a vice-mayor, sangguniang panlungsod members, a secretary to the sangguniang panlungsod, a city treasurer, a city assessor, a city accountant, a city budget officer, a city planning and development coordinator, **A CITY ARCHITECT, A CITY BUILDING OFFICIAL**, a city engineer, a city health officer, a city civil registrar, a city administrator, a city legal officer, a city veterinarian, a city social welfare and development officer, and a city general services officer.

(b) In addition thereto, the city mayor may appoint [a city architect,] a city information officer, a city agriculturist, a city population officer, a city environment and natural resources officer, and a city cooperatives officer.

xxx"

SECTION 9. Section 463 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

"Section 463. *Officials of the Provincial Government.*

(a) There shall be in each province a governor, a vice-governor, members of the sangguniang panlalawigan, a secretary to the sangguniang panlalawigan, a provincial treasurer, a provincial assessor, a provincial accountant, **A PROVINCIAL ARCHITECT, A PROVINCIAL BUILDING OFFICIAL**, a provincial engineer, a provincial budget officer, a provincial planning and development coordinator, a provincial legal officer, a provincial administrator, a provincial health officer, a provincial social welfare and development officer, a provincial general services officer, a provincial agriculturist, and a provincial veterinarian.

(b) In addition, thereto, the governor may appoint a provincial population officer, a provincial natural resources and environment officer, a provincial cooperative officer, [a provincial architect,] and a provincial information officer.

xxx"

SECTION 10. Section 477 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 477. *Qualifications, Powers, and Duties.*

(a) No person shall be appointed engineer unless he is a citizen of the Philippines, a resident of the local government unit concerned, of good moral character, and a licensed civil engineer. He must have acquired experience in the practice of his profession for at least five (5) years in the case of the provincial or city engineer, and three (3) years in the case of the municipal engineer.

The appointment of an engineer shall be mandatory for the provincial, city, and municipal governments. [The city and municipal engineer shall also act as the local building official.]

xxx"

SECTION 11. Section 485 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, is hereby amended to read as follows:

“Section 485. *Qualifications, Powers, and Duties.*

(a) No person shall be appointed architect unless he is a citizen of the Philippines, a resident of the local government unit concerned, of good moral character, a duly licensed architect. He must have practiced his profession for at least FIFTEEN (15) years in the case of the provincial or city architect and TEN (10) years in the case of the municipal architect.

The appointment of the architect **SHALL BE MANDATORY** for provincial, city, and municipal governments.

(b) The architect shall take charge of the office of architectural planning and design and shall:

[(1) Formulate measures for the consideration of the sanggunian and provide technical assistance and support to the governor or mayor, as the case may be, in carrying out measures to ensure the delivery of basic services and provision of adequate facilities relative to architectural planning and design as provided for under Section 17 of this Code;

(2) Develop plans and strategies and upon approval thereof by the governor or mayor, as the case may be, implement the same, particularly those which have to do with architectural planning and design programs and projects which the governor or mayor is empowered to implement and which the sanggunian is empowered to provide for under this Code;]

(1) PROVIDE LEADERSHIP AND STRATEGIC ADVICE TO THE SANGGUNIAN, GOVERNOR, OR MAYOR, AS THE CASE MAY BE, ON POLICIES AND OBJECTIVES, BEST PRACTICES, PLANS AND PROGRAMS ON PUBLIC ARCHITECTURE, ALL MANNER OF VERTICAL INFRASTRUCTURE INCLUDING STRUCTURES OF AN ENGINEERING NATURE, URBAN DESIGN, PUBLIC SPACES, PLANNING, AND URBAN DESIGN AS IT RELATES TO THE SOCIO-ECONOMIC ADVANCEMENT OF THE LOCAL GOVERNMENT UNIT; WORK ACROSS THE GOVERNMENT UNIT AND PRIVATE SECTOR TO OFFER A CRITICAL APPRECIATION OF DESIGN AND ADVOCATE HIGH-QUALITY BUILDINGS AND PUBLIC SPACES THAT ARE BUILT TO LAST, FUNCTIONAL, BEAUTIFUL, ENGAGING, COMFORTABLE, AND ECONOMICALLY, SOCIALLY, AND ENVIRONMENTALLY SUSTAINABLE;

(2) HELP IDENTIFY HOW THE LOCAL GOVERNMENT AND PRIVATE INDUSTRY CAN COLLABORATE AND PARTNER TO IMPROVE THE DESIGN AND CONSTRUCTION QUALITY OF DEVELOPMENT ACROSS THE PROVINCE, CITY, OR MUNICIPALITY;

- (3) PREPARE STRATEGIES, DESIGNS AND SPECIFICATIONS FOR SMALL AND MODERATE-SIZED PUBLIC BUILDINGS, PUBLIC FACILITIES OR RENOVATION PROJECTS AS PROVIDED FOR UNDER SECTION 17 OF THIS CODE, AND BROADER PLANNING INITIATIVES, WHICH THE GOVERNOR OR MAYOR IS EMPOWERED TO IMPLEMENT AND WHICH THE SANGGUNIAN IS EMPOWERED TO PROVIDE FOR UNDER THIS CODE;**
- (4) ADVISE THE SANGGUNIAN, GOVERNOR, OR MAYOR IN SELECTING PRIVATE ARCHITECTURAL FIRMS AND OVERSEE THE WORK OF SAID FIRMS CONTRACTED BY THE SANGGUNIAN TO PREPARE DESIGNS AND SPECIFICATIONS FOR LARGER PUBLIC BUILDING PROJECTS;**
- (5) REVIEW AND ENDORSE DESIGNS PREPARED BY PRIVATE-SECTOR ARCHITECTS FOR VITAL PUBLIC BUILDINGS SUCH AS HOSPITALS, SCHOOLS, AND THE LIKE THAT ARE FUNDED, IN WHOLE OR IN PART BY THE LGU;**
- (6) PARTICIPATE IN THE DEVELOPMENT OF LOCAL GOVERNMENT UNIT BUILDING CODES AND REGULATIONS, MINDFUL OF GLOBAL BEST PRACTICES;**
- (7) ASSIST THE BUILDING OFFICIAL IN PLANNING AND OVERSEEING INSPECTION PROGRAMS FOR PUBLIC BUILDINGS AND PROJECTS TO ENSURE THAT SUCH BUILDINGS SAFEGUARD LIFE, HEALTH, AND PUBLIC WELFARE; ARE INCLUSIVE AND ACCESSIBLE, PROMOTE CIVIL SERVICE AND PRODUCTIVITY; AND AFTER EACH INSPECTION, MAKE THE NECESSARY RECOMMENDATIONS TO THE BUILDING OFFICIAL AND THE SANGGUNIAN;**

[(3)] (8) In addition to preceding duties and functions, the architect shall:

(i) Prepare and recommend for THE consideration of the sanggunian, GOVERNOR OR MAYOR, AS THE CASE MAY BE, architectural planS and designS for the local government unit or a part thereof, including [the renewal of slums and blighted areas], land reclamation activities, the greening of land, and appropriate planning of marine and foreshore areas, ALWAYS CONSCIENTIOUSLY STRIVING TO MAINTAIN ENVIRONMENTAL AND ECOLOGICAL INTEGRITY; AND

(ii) Review and recommend for appropriate action of the sanggunian, governor, or mayor, as the case may be, the architectural plans and designS

submitted by governmental and non-governmental entities or individuals, particularly those for **THE RENEWAL OF SLUMS AND BLIGHTED AREAS, AND THE DEVELOPMENT OF** undeveloped, underdeveloped, and poorly-designed areas **TO CREATE PUBLIC SPACES THAT ARE ENGAGING, DIVERSE, AND INCLUSIVE, THAT PROMOTE CONFIDENCE AND WELLBEING IN THE COMMUNITY, AND ARE CULTURALLY RICH AND VISUALLY BEAUTIFUL;**

[(iii) Coordinate with government and non-government entities and individuals involved in the aesthetics and the maximum utilization of the land and water within the jurisdiction of the local government unit, compatible with environmental integrity and ecology balance;]

[(4)] (9) Be [in] **AT** the frontline of the delivery of services involving architectural planning and design, particularly those related to **the DESIGN AND CONSTRUCTION OF** [redesigning of spatial distribution of basic] facilities and physical structures **BEFORE**, during, and in the aftermath of man-made and natural calamities and disasters; **AND**

[(5) Recommend to the sanggunian and advise the governor or mayor, as the case may be, on all matters relative to the architectural planning and design as it relates to the total socio-economic development of the local government units; and]

(9) [(c)] Exercise such other powers and perform such other duties and functions as may be prescribed by law or ordinance.

SECTION 12. Section 491 shall be introduced into Republic Act No. 7160, otherwise known as the Local Government Code of 1991, to read as follows:

ARTICLE XXI THE BUILDING OFFICIAL

“SECTION 491. QUALIFICATIONS, POWERS, AND DUTIES OF THE APPOINTED BUILDING OFFICIAL. – (A) NO PERSON SHALL BE APPOINTED BUILDING OFFICIAL UNLESS HE IS A CITIZEN OF THE PHILIPPINES, A RESIDENT OF THE LOCAL GOVERNMENT UNIT CONCERNED, OF GOOD MORAL CHARACTER, AND A DULY LICENSED ARCHITECT OR ENGINEER. HE MUST HAVE PRACTICED HIS PROFESSION FOR AT LEAST TEN (10) YEARS IN THE CASE OF THE CITY BUILDING OFFICIAL AND SEVEN (7) YEARS IN THE CASE OF THE MUNICIPAL BUILDING OFFICIAL. THE POSITION OF THE BUILDING OFFICIAL MUST BE DISTINCT AND SEPARATE FROM THE CITY AND MUNICIPAL ARCHITECTS AND ENGINEERS TO SERVE AS CHECK AND BALANCE IN THE INTEREST OF PUBLIC WELFARE. THE SEPARATE APPOINTMENT OF THE BUILDING OFFICIAL SHALL BE MANDATORY FOR THE CITY AND MUNICIPAL GOVERNMENTS.

(B) THE QUALIFICATIONS FOR THE LOCAL BUILDING OFFICIAL POSITION ARE:

1. TEN (10) YEARS OF FULL-TIME PROGRESSIVE EXPERIENCE IN THE DESIGN, CONSTRUCTION, AND INSPECTION OF PUBLIC, INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL BUILDINGS, INCLUDING THREE YEARS OF EXPERIENCE AS A CERTIFIED BUILDING INSPECTOR.
2. MINIMUM EDUCATION REQUIREMENTS: BACHELOR'S DEGREE IN ARCHITECTURE OR ENGINEERING;
3. MUST BE ABLE TO DRIVE TO AND INSPECT CONSTRUCTION SITES AND WORK IN PROGRESS IN ALL WEATHER CONDITIONS; AND
4. DESIRABLE QUALIFICATIONS CODE CERTIFICATION, ICC BUILDING CODE CERTIFICATIONS, AND ICC COMBINATION PLANS CERTIFICATION, ICC FIRE PLANS REVIEW; EXPERIENCE IN THE APPLICATION AND INTERPRETATION OF NATIONAL, CITY, AND MUNICIPAL CODES, RULES, AND ORDINANCES; MANAGEMENT AND ADMINISTRATION EXPERIENCE AT A DEPARTMENT LEVEL; AND SUPERVISORY EXPERIENCE.

(C) THE LOCAL BUILDING OFFICIAL SHALL TAKE CHARGE OF THE GUIDANCE, DIRECTION, AND MANAGEMENT OF THE OFFICE OF THE BUILDING OFFICIAL (OBO). HE OR SHE MONITORS AND ENFORCES COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT CONTROLS, CODES, RULES, AND ORDINANCES RELATED TO BUILDING CODES, PARTICULARLY WHEN THE PROVISIONS OF LOCAL CODES AND ORDINANCES ARE MORE STRINGENT THAN NATIONAL DEVELOPMENT CONTROLS. THE POSITION INCLUDES THE FOLLOWING DUTIES:

1. UNDERSTAND, INTERPRET, EXPLAIN, AND ENFORCE THE BUILDING CODES, POLICIES, AND BEST PRACTICES ADOPTED BY THE CITY OR MUNICIPALITY AS WELL AS OTHER CODES RELATED TO PROPERTY DEVELOPMENT AND BUILDING CONSTRUCTION;
2. RECEIVE APPLICATIONS, APPROVE PLANS, ISSUE PERMITS FOR ALL WORK REGULATED BY THE CODES, AND ISSUE CERTIFICATES OF OCCUPANCY OR COMPLETION REQUIRED BY THE CODES REVIEW, AND ISSUE CONSTRUCTION TRADES PERMITS, SUCH AS FIRE SPRINKLER, LIFE SAFETY PERMITS, AND OTHER SIMILAR PERMITS AS ASSIGNED;
3. PERFORM INSPECTIONS AND CONSTRUCTION PLAN REVIEWS;
4. ISSUE ALL NOTICES AND ORDERS AND DO EVERYTHING NECESSARY TO REMOVE ILLEGAL, UNSAFE, AND UNSANITARY CONDITIONS, INCLUDING

INADEQUATE EXIT FACILITIES, IN BUILDINGS OR STRUCTURES EITHER EXISTING OR HEREAFTER CONSTRUCTED.

5. PERIODICALLY REVIEW ALL CODE PROVISIONS AND STANDARDS; DEVELOP AND IMPLEMENT OPERATING POLICIES AND PROCEDURES AS THEY RELATE TO BUILDING SAFETY;

6. MONITOR OBO OPERATIONS AND SERVICES AND IMPLEMENT PROCEDURAL CHANGES AS NEEDED TO IMPROVE WORKFLOW AND PRODUCTIVITY;

7. ESTABLISH AND MAINTAIN CUSTOMER SERVICE STANDARDS; ENSURE THAT CUSTOMERS RECEIVE TIMELY ASSISTANCE AND ACCURATE INFORMATION;

8. RECEIVE COMPLAINTS AND RESOLVE COMPLEX ISSUES AND SITUATIONS WITH CUSTOMERS;

9. INVESTIGATE CITIZEN INQUIRIES CONCERNING BUILDING AND SAFETY VIOLATIONS; PROVIDE TIMELY RESPONSE TO COMPLAINTS AND TAKE NECESSARY STEPS TO RESOLVE ISSUES AND CODE-RELATED VIOLATIONS;

10. EXPLAIN POLICIES AND PROCEDURES AND RESPOND TO CONCERNS FROM OTHER EMPLOYEES, DEPARTMENTS, ELECTED OFFICIALS, CITY OR MUNICIPAL MANAGEMENT, HOMEOWNERS, EXTERNAL THIRD PARTIES, OTHER JURISDICTIONS, AND THE GENERAL PUBLIC; PROVIDE INFORMATION, PROFESSIONAL ADVICE, AND ASSISTANCE TO INDIVIDUALS, DEPARTMENTS, GROUPS, OR THE GENERAL PUBLIC ON BUILDING AND DEVELOPMENT CONSTRUCTION ISSUES;

11. SECURE COOPERATION REGARDING COMPLAINTS AND CODE VIOLATION ISSUES THROUGH DIALOGUE AND NEGOTIATION; ADVISE THE PUBLIC AND OTHER CITY OR MUNICIPAL OFFICIALS ON CODE-RELATED BUILDING AND SITE ACCESSIBILITY RULES AND REGULATIONS;

12. ESTABLISH STANDARD OPERATIONAL PROCEDURES TO ENSURE THAT ALL WORK ACTIVITIES ARE APPROPRIATELY DOCUMENTED; ESTABLISH AND MAINTAIN SYSTEMS TO ENSURE THAT ALL REPORTS, PERMITS, PLANS, AND OTHER DOCUMENTS ARE ARCHIVED AND MAINTAINED IN AN ORGANIZED FASHION;

13. ATTEND, COUNCIL, SANGUNIAN, OR OTHER PUBLIC MEETINGS AS REQUIRED;

14. AT LEAST ANNUALLY, SUBMIT TO THE CITY OR MUNICIPAL AUTHORITY A WRITTEN REPORT OF ALL PERMITS AND CERTIFICATES ISSUED AND THE

OBO'S ACTIVITY IN GENERAL, AND SHALL, AS OFTEN AS SPECIFICALLY SO REQUESTED BY MUNICIPAL OR CITY AUTHORITIES, PROMPTLY REPORT THERETO IN WRITING CONCERNING ANY MATTER OF CONCERN RELATIVE TO HIS DUTIES.

15. CONFER WITH THE CITY ARCHITECT AND CITY ENGINEER ON CODE INTERPRETATION, PLAN REVIEW, PERMIT ISSUANCE, FIELD INSPECTIONS, FEE COLLECTIONS, AND OTHER ADMINISTRATIVE MATTERS;

16. PERFORM RANDOM FIELD VISITS WITH CONSTRUCTION CONTRACTORS AND DEVELOPERS TO DISCUSS ISSUES RELATED TO BUILDING CODES AND BUILDING SAFETY REGULATIONS; PARTICIPATE IN MEETINGS WITH BUILDERS TO DISCUSS AND GAIN FEEDBACK REGARDING PLAN REVIEW, PERMIT PROCESSING, FIELD INSPECTIONS, AND THE LIKE;

17. REVIEW AND UPDATE PERMIT AND PLAN REVIEW FEES;

18. PREPARE AND ADMINISTER THE OBO'S ANNUAL OPERATING BUDGET;

19. SELECT, TRAIN AND EVALUATE STAFF; PLAN, DELEGATE, COORDINATE, REVIEW, AND SUPERVISE THE WORK OF ASSIGNED STAFF.

20. PERFORM RELATED TASKS AS REQUIRED AND EXERCISE SUCH OTHER POWERS AND PERFORM DUTIES AND FUNCTIONS AS PRESCRIBED BY LAW OR ORDINANCE.

SECTION 13. The following Sections of R.A. No. 7610 shall be renumbered as follows:

SECTION 492 [491]. xxx

SECTION 493 [492]. xxx

SECTION 494 [493]. xxx

SECTION 495 [494]. xxx

SECTION 496 [495]. xxx

SECTION 497 [496]. xxx

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SECTION 14. *Implementing Rules and Regulations.* – Within sixty (60) days from the effectivity of this Act, the Department of Interior and Local Government, the Civil Service Commission, the Professional Regulatory Board of Architecture, and other stakeholders shall promulgate the necessary rules and regulations for their effective implementation.

SECTION 15. *Separability Clause.* – If any portion or provision of this Act is declared unconstitutional, the remainder of this Act or any provisions not affected thereby shall remain in force and effect.

SECTION 16. *Repealing Clause.* – All laws, decrees, executive orders, issuances, rules, and regulations which are inconsistent with this Act are hereby repealed, amended, or modified accordingly.

SECTION 17. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the Official Gazette and a newspaper of general circulation.

Approved,