

Exemptions From Building Permits

A building permit shall not be required for the following minor construction and repairs, provided these shall not violate any provision of the National Building Code of the Philippines (PD 1096) and its IRR.

➤ **Minor Constructions:**

- Sheds, outhouses, greenhouses, children's playhouses, aviaries, poultry houses and the like, not exceeding six (6.00) sq. m in total area, provided they are completely detached from any other building and are intended only for the private use of the owner.
- Addition of open terraces or patios resting directly on the ground, not exceeding twenty (20.00) sq. m in total floor area, exclusively for the private use of the owner.
- Installation of window grilles.
- Garden pools for the habitation of water plants and/or aquarium fish not exceeding five hundred (500) mm in depth and exclusively for private use.
- Garden masonry wall other than party walls not exceeding one point twenty (1.20) meter in height, footpaths, residential garden walks and/or driveways.

➤ **Repair Works:**

- Repair works not affecting or involving any structural members, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascia, ceilings and /or sidings.
- Repair and /or replacement of non-load-bearing partition walls.
- Repair and /or replacement of any interior portion or a house not involving addition or alteration.
- Repair and /or replacement work of doors and windows.
- Repair and /or replacement work of flooring.
- Repair of perimeter fence and walls.
- Repair and /or replacement of plumbing, fixtures, fittings, or pipings, such as toilet bowls, sinks, lavatories, urinals, bidets, pipes, faucets, valves for single detached dwellings and duplexes.
- Repair and /or replacement of defective and deteriorated wires, wiring, devices, fixtures and safety devices, provided that no alteration shall be made on the electrical service entrance and the main safety switch or circuit breaker (service equipment) and without additional circuits to existing installations for single detached dwellings.