



Republika ng Pilipinas  
Lungsod Quezon  
**SANGGUNIANG PANLUNGSOD**  
(City Council)

PO2001-199

18th Regular Session

ORDINANCE NO. SP- **1094**, S-2001

AN ORDINANCE REGULATING THE INSTALLATION OF WINDOW GRILLS IN BUILDINGS AND OTHER STRUCTURES OBSTRUCTING THE FREE EGRESS IN EMERGENCY CASES ARISING FROM THE OCCURRENCE OF FIRE AND SIMILAR CALAMITIES AND PROVIDING PENALTY FOR VIOLATION THEREOF.

Introduced by Councilors AIKO M. YLLANA and ANTONIO E. INTON, JR.

Co-Introduced by Councilors Vincent P. Crisologo, Victor V. Ferrer, Jr., Elizabeth A. Delarmente, Bernadette R. Cruz-Herrera, Rommel R. Abesamis, Ramon P. Medalla, Eric Z. Medina, Mary Ann L. Susano, Jorge L. Banal, Julian M.L. Coseteng, Franz S. Pumaren, Wencerom Benedict C. Lagumbay, Dante M. De Guzman, Jesus "Bong" C. Suntay, Janet M. Malaya:

WHEREAS, the recent Quezon City Manor Hotel fire tragedy is a grim reminder to all and sundry that proper adoption of regulations in the issuance of building permits in Quezon City should be persistently and effectively pursued;

WHEREAS, findings of the investigation conducted of this devastating catastrophe disclosed, among others, that the presence of window grills in the burned business establishment has immensely contributed to the big number of innocent lives lost and several others injured during the conflagration;

WHEREAS, this big number of casualties arising from this misfortune could have been minimized, if not totally avoided, if only the provisions of the National Building Code and related rules and issuances relating to structural works, exterior walls and opening, exits, stairways and occupant loads including adequate lighting and ventilation have been properly enforced by concerned government officials;

WHEREAS, owners, operators, administrators and/or occupants of numerous high rise buildings in Quezon City install iron window grills to ensure their safety and security against burglars and other criminal elements without realizing that such facility may become fire traps;

WHEREAS, cities and other local government units, thru their respective legislative bodies, have the power to enact ordinances for the general welfare of the city and their inhabitants conformably with Sec. 458 of RA 7160, and pursuant to this legislative authority, they shall:

1. adopt measures to protect the inhabitants of the city from the harmful effects of manmade or natural disasters and calamities and;
2. regulate activities relative to the use of lands, buildings and structures within the city in order to promote the general welfare, including the establishment, operation and maintenance of hotels, motels, pensions houses, lodging houses, inns, restaurants, and other similar establishments.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED:

SECTION 1. The installation of window grills in buildings or structures obstructing the free passage and egress of persons in cases of emergency arising from the occurrence of fire, earthquakes and other disasters and calamities to safe dispersal area is hereby regulated.

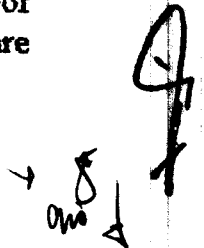
SECTION 2. This ordinance shall apply to all types of 3-storey and above buildings, structures and all parts thereof, as well as accessory facilities thereto.

SECTION 3. The owner, operator, administrator, or contractor of any building or structure 3-story and above shall not install or cause to be installed window grills or similar accessory component that will obstruct, hinder, hamper, impede or, otherwise, prevent the safe passage, exit or egress of occupants or tenants therein in emergency cases during the occurrence of fire, earthquake, typhoons and other disasters and calamities; provided, however, that the installation of window grills, from 2nd floor down to the ground floor, may be allowed provided adequate safety measures prescribed in the implementing guidelines of this ordinance are made, such as sufficient unobstructed passageway taking into consideration the capacity and size of the building or establishment.

SECTION 4. The alternative safe passage mentioned in Section 3 hereof must be properly marked and lighted and the routes leading thereto are prominently displayed.







SECTION 5. The building official shall deny approval of any application for building permit should there be found during the processing of the application any indication in the building plan and specifications of the installation of window grills or similar component work in the proposed building construction as provided for herein.

SECTION 6. The owner, administrator, or occupant of buildings or structures with window grills installed and existing before the effectivity of this ordinance is given three (3) months from the discovery thereof to comply with the provisions of this ordinance by removing the window grills. The Fire Marshall of the City's Bureau of Fire Protection and the City Building Official may grant an extension of not exceeding three (3) months from the expiration of the original three (3) months period in meritorious cases.

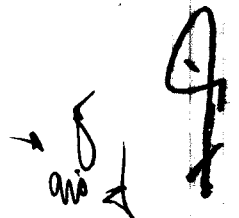
SECTION 7. This Ordinance shall not apply to buildings three-storey and below which are used exclusively as a family dwelling or for residential use; Provided, however, that no portion of the said building shall be utilized in the operation of business or lease the same to any person or entity for whatever purpose; subject, however, to compliance with the minimum requirements and standards prescribed by the National Building Code and related rules and regulations.

SECTION 8. Any person who violates any provision of this ordinance shall be punished with a fine of Five Thousand Pesos (P5,000.00) and an imprisonment of one (1) year, without prejudice, however, to the imposition of the penalties prescribed for violation of the provisions of P.D. 1098, otherwise known as the National Building Code of the Philippines of 1977.

SECTION 9. The Office of the City Mayor shall formulate appropriate rules and guidelines to ensure the effective implementation of this ordinance.

SECTION 10. In addition to the penalty imposed under Section 8 hereof, the owner, operator, administrator or contractor of buildings or structures who refused to comply with this ordinance, the window grills thereof shall be declared a public nuisance and forthwith ordered abated. The City Fire Marshall and the City Building Official, with the assistance of the Central Police District personnel, shall immediately proceed to remove the questioned window grills at the expense of the said owner, operator and contractor.

SECTION 11. Any government employee who fails, neglects or refuses to perform his duties and responsibilities in the enforcement of this ordinance shall be criminally and administratively liable, if warranted.

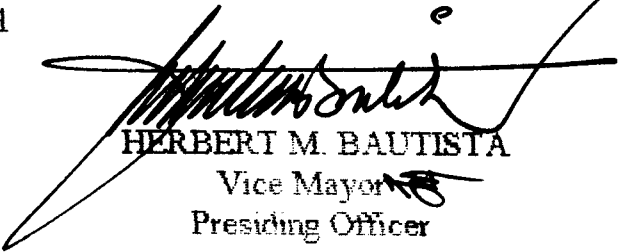


SECTION 12. Any portion of this ordinance which may be declared unconstitutional or contrary to law shall not affect those not declared otherwise, and they shall remain in full legal force and effect.


SECTION 13. All ordinances, resolutions and issuances inconsistent or in conflict with this ordinance are hereby repealed, amended or modified accordingly.

SECTION 14. This ordinance shall take effect immediately upon its approval.


ENACTED: December 11, 2001

  
HERBERT M. BAUTISTA  
Vice Mayor  
Presiding Officer

ATTESTED:


  
EUGENIO V. JURILLA  
City Council Secretary  
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APPROVED: Feb 15, 2002

  
FELICIANO R. BELMONTE, JR.  
City Mayor

#### CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on December 11, 2001, was finally PASSED by the City Council on January 22, 2002

  
EUGENIO V. JURILLA  
City Council Secretary  
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