



Republic of the Philippines
Province of Cavite
CITY OF BACOR



Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councillor

HON. MICHAEL E. SOLIS
City Councillor

HON. ADRIELITO G. GAWARAN
City Councillor

HON. VICTORIO L. GUERRERO, JR.
City Councillor

HON. ALEJANDRO F. GUTIERREZ
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HON. LEVY M. TELA
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HON. SIMPLICIO G. DOMINGUEZ
City Councillor

HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

CITY ORDINANCE NO. 392-2024
Series of 2024

AN ORDINANCE REGULATING THE CONSTRUCTION OF PRIVATE GARAGES, CARPORTS, SHEDS, AND AGRICULTURAL BUILDINGS, AND OTHER TEMPORARY STRUCTURES MADE OF LIGHT MATERIALS IN THE CITY OF BACOR, CAVITE AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF.

Suggested by:

Hon. Strike B. Revilla
(City Mayor)

Sponsored by:

Hon. Alde Joselito F. Pagulayan and Hon. Reynaldo D. Palabrica,

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Adrielito G. Gawaran, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Rogelio M. Nolasco, Hon. Michael E. Solis, and Hon. Levy M. Tela, Hon. Alejandro F. Gutierrez

WHEREAS, Section 1.01.05 of Presidential Decree No. 1069 (the National Building Code) provides that "any building or structure, or any ancillary or accessory facility thereto, and any alteration or addition to any building or structure already existing, shall conform in all respects to the principles of safe construction, shall be suited to the purpose for which the building is designed, and shall, in no case contribute to making the community in which it is located at eyesore, a slum, or a blighted area." (Emphasis supplied)

WHEREAS, the continuous rapid growth of the City of Bacoor, Cavite has led to a construction boom in various areas of the city that has led to drastic changes to its skyline.

WHEREAS, aside from houses and commercial buildings, private property owners are constructing various ancillary or accessory structures such as carports, garages, sheds, and agricultural buildings such as pet cages without the requisite building permits on the pretext that there is no law regulating the erection of the same.

WHEREAS, many of the said structures are being constructed with the use of light, recycled materials without any regard for their aesthetic value or to their impact to public safety.



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City Mayor

WHEREAS, there is a need for the approval of an ordinance that will clearly set guidelines and procedures regulating the construction of ancillary or accessory structures such as carports, garages, sheds, and agricultural buildings such as pet cages.

NOW THEREFORE, upon motion of Hon. Alde Joselito F. Pagulayan duly approved by the 5th Sangguninag Panlungsod of the City of Bacoor, Cavite in regular session duly assembled, be it **ORDAINED** that:

Section 1. Title. This Ordinance shall be known as the "**Sheds, Garages, Carports and Other Ancillary Buildings Regulation Ordinance of Bacoor**".

Section 2. Scope. This Ordinance shall apply to the construction of all sheds, garages, carports, agricultural buildings and other ancillary buildings in the City of Bacoor, Cavite.

Section 3. Definition of Terms. The following terms used in this Ordinance are hereby defined as:

3.1. **Ancillary or Accessory Structures** – structures that have a purpose which is subordinate or subservient to the purpose of the main building adjacent to it on the same lot.

3.2. **Agricultural Buildings** – an edifice designed to store agricultural materials, equipment, or produce or to keep/shelter domesticated animals or pets such as, but not limited to, pet cages, chicken coops, and the like.

3.3. **Carports** – open sided automobile shelter by the side of a building.

3.4. **Garages** – an enclosed room with a roof designed to shelter motor vehicles, bicycles, appliances, and household items from the elements.

3.5. **Sheds** – single-storied buildings made from light materials intended for storage, for hobbies, as a workshop, or as an additional entertainment area and typically serving as an outbuilding adjacent to, or near, a house.

Section 4. Prohibited Acts. The construction of sheds, garages, carports, agricultural buildings and other ancillary buildings in the City of Bacoor, Cavite without complying with the various provisions of this Ordinance and its implementing rules and regulations (IRR) shall be deemed as violations hereof.



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City Mayor

Section 5. General Provisions. The following general provisions shall apply to the construction of all sheds, garages, carports, agricultural buildings and other ancillary buildings in the City of Bacoor, Cavite:

1. All new sheds, garages, carports, agricultural buildings and other ancillary buildings shall first require a review and approval by the Office of the Building Official (OBO) prior to its construction. A temporary building permit shall be issued by the OBO before the same can be constructed or installed.
2. No temporary building permit in relation to the construction of sheds, garages, carports, agricultural buildings and other ancillary buildings shall be issued by the OBO without the submission by the applicant, contractor, or real property owner of the various requirements to be enumerated in the IRR of this Ordinance.
3. All temporary building permits issued by the OBO in violation of this Ordinance or its IRR shall be revoked by the City Mayor. The OBO personnel who signed the said permit shall be subjected to the appropriate administrative and criminal action as mandated by this Ordinance and by all applicable laws and government regulations.
4. All sheds, garages, carports, agricultural buildings and other ancillary buildings that were constructed in violation of this Ordinance shall be demolished upon the written order of the City Mayor after compliance by the City Government officials concerned with the requirements of due process of law.

Section 6. Aesthetic Impact and Public Safety. No shed, garage, carport, agricultural building and other ancillary buildings shall be constructed within the City of Bacoor without taking into consideration its impact on the aesthetic value of surrounding areas. Any of the said structures that were constructed in a way that will make the community or immediate surroundings where it will be erected into an eyesore, a blighted area, or a slum or that will in any way endanger public safety shall not be allowed by the OBO and shall be used as a ground for the demolition thereof upon the order of the City Mayor.

Section 7. Standards for design and construction. The City Engineer and the City Building Official shall, within sixty (60) working days from the date of effectivity hereof, submit to the City Mayor their joint recommendations on the standards for the design and construction of sheds, garages, carports,



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City Mayor

agricultural buildings and other ancillary buildings covered by this Ordinance to be constructed and/or installed in the City of Bacoor, Cavite.

Section 8. Exemptions. Sheds, garages, carports, agricultural buildings and other ancillary buildings constructed by the City Government during public emergencies that are temporary in nature as certified and approved by the City Engineer and by the City Mayor are exempt from provisions of this Ordinance.

Section 9. Penalties. Any City Government employee who violates this Ordinance and/or its IRR shall be preventively suspended for a period not exceeding six months upon the order of the City Mayor prior to the start of any investigation with regard the said offense in accordance with pertinent civil service regulations. If found guilty, the employment of the said City Government employee shall be terminated as may be provided by law. The filing of the said administrative action against the said employee shall not bar the institution of the appropriate criminal action/s against him/her by the City Government through the City Legal Officer.

Any natural person of legal age not under the employment of the City Government who violates this Ordinance shall, upon conviction by a court of law, pay a fine of Php 5,000.00 and shall be imprisoned for a period not less than 30 calendar days but not exceeding 90 calendar days.

Any juridical person who shall violate this Ordinance shall, upon conviction by a court of law, be required to pay a fine of Php 5,000.00 for every day that the said corporation or partnership refused to comply with any order issued by the City Mayor with regard the said violation.

Section 10. Implementing Rules and Regulations. The City Legal Officer, in coordination with the City Engineer, City Building Officer, and the City Assessor shall, within sixty working days following the date of effectivity of this Ordinance, submit the IRR hereof for the review and approval of the City Mayor.

Section 11. Repeal. All ordinances, resolutions, or executive orders in conflict or inconsistent with the provisions of this ordinance are hereby repealed or modified accordingly.

Section 12. Separability. Provisions of this ordinance not affected by a decision issued by a court of competent jurisdiction declaring a provision of this ordinance unconstitutional or void shall remain valid and enforceable.

Section 13. Automatic Review. This Ordinance shall be automatically reviewed by the Sangguniang Panlungsod once every two years following its date of effectivity.



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City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

Section 14. Effectivity Date. This Ordinance shall become effective immediately after it has been published at least once in a newspaper of general circulation within the Province of Cavite and after copies hereof has been posted in at least three conspicuous places within the City of Bacoor, Cavite.

APPROVED this 19th day of August 2024 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Ordinance was duly approved in accordance with law by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

Certified by:

[Signature]
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested by:

[Signature]
ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved by:

[Signature]
HON. STRIKE B. REVILLA
City Mayor
 Date of Approval: 22 AUG 2024