



Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the Sangguniang Panlungsod



DISTRICT I
Official Business
HON. CATHERINE SARINO-EVARISTO

City Councilor

HON. MIGUEL N. BAUTISTA

City Councilor

HON. ADRIELITO G. GAWARAN

City Councilor

HON. MANOLO S. GALVEZ JR.

City Councilor

HON. RICARDO F. UGALDE

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HON. LEVY M. TELA

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DISTRICT II

HON. ROBERTO I. ADVINCULA

City Councilor

HON. REYNALDO D. PALABRICA

Acting Presiding Officer

HON. ROGELIO M. NOLASCO

City Councilor

HON. REYNALDO M. FABIAN

City Councilor

HON. SIMPLICIO G. DOMINGUEZ

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HON. HORACIO M. BRILLIANTES JR.

City Councilor

HON. RANDY C. FRANCISCO

City Councilor-ABC President

HON. PALM ANGELS. BUNCIO

City Councilor-SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. REYNALDO D. PALABRICA

Acting Presiding Officer

Approved by:

HON. STRIKE B. REVILLA

City Mayor

CITY ORDINANCE NO. 509- 2026
Series of 2026

AN ORDINANCE INSTITUTIONALIZING GREEN BUILDING STANDARDS IN THE CITY OF BACOOR, MANDATING THE INTEGRATION OF SUSTAINABLE DESIGN, WASTEWATER MANAGEMENT SYSTEMS, AND RENEWABLE ENERGY TECHNOLOGIES IN BUILDINGS, PROVIDING INCENTIVES, AND FOR OTHER PURPOSES.

Sponsored by:

Hon. Levy M. Tela

Co-sponsored by:

Hon. Horacio M. Brillantes, Jr., Hon. Simplicio G. Dominguez, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Reynaldo D. Palabrica.

WHEREAS, the City Government of Bacoor recognizes its duty to promote the general welfare, including the protection and preservation of the environment, public health, and ecological balance within its territorial jurisdiction;

WHEREAS, rapid urbanization and development in the City of Bacoor have increased demand for energy, water, and infrastructure, thereby necessitating the adoption of sustainable and resource-efficient building practices;

WHEREAS, the City Government acknowledges the urgent need to address environmental challenges, particularly wastewater pollution affecting coastal areas and marine ecosystems, including the degradation of water quality in Manila Bay and the decline of local marine resources;

WHEREAS, the City of Bacoor, as a traditional hub for aquaculture, has observed a critical decline in local mussel (tahong) production, with commercial breeding grounds forced to operate 10 to 15 kilometers away from the city's coastline due to water contamination;

WHEREAS, the Sangguniang Panlungsod finds it imperative to link urban development with the restoration of the City's marine resources and the protection of the





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City Mayor



livelihoods of local fisherfolk through stringent wastewater mandates;

WHEREAS, untreated wastewater discharge from residential, commercial, and industrial establishments contributes significantly to environmental degradation and poses risks to public health and sustainable development;

WHEREAS, there is a need to promote the establishment of efficient wastewater management systems, including on-site and centralized wastewater treatment facilities, to ensure proper treatment and safe discharge of wastewater;

WHEREAS, the integration of green building principles, including energy efficiency, water conservation, sustainable materials, and improved indoor environmental quality, contributes to reduced operational costs, enhanced resilience, and long-term environmental sustainability;

WHEREAS, the adoption of renewable energy technologies, including solar energy and Building Integrated Photovoltaic (BIPV) systems, is consistent with national policies promoting clean and sustainable energy sources;

WHEREAS, Republic Act No. 9513, otherwise known as the Renewable Energy Act of 2008, promotes the development, utilization, and commercialization of renewable energy resources;

WHEREAS, Republic Act No. 11285, or the Energy Efficiency and Conservation Act, mandates the efficient use of energy across all sectors, including buildings and infrastructure;

WHEREAS, the Philippine Green Building Code issued by the Department of Public Works and Highways provides guidelines for energy efficiency, water conservation, and sustainable building design suited to the Philippine setting;

WHEREAS, recognized frameworks such as the BERDE (Building for Ecologically Responsive Design Excellence) Green Building Rating System provide standards and benchmarks for evaluating environmentally responsible building practices;

WHEREAS, during a meeting held on March 17, 2026 at the Mayor Strike Conference Room, the City Government, in coordination with private sector proponents, discussed the integration of wastewater treatment systems and solar-based



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technologies in buildings, and expressed support for institutionalizing green building standards in the City;

WHEREAS, the City Mayor expressed the policy direction to promote sustainable infrastructure, including pilot implementation of solar-integrated technologies in public buildings and the development of centralized wastewater treatment solutions;

WHEREAS, there is a need to establish a comprehensive policy framework that mandates, encourages, and incentivizes the adoption of green building practices in both public and private developments within the City of Bacoor;

NOW, THEREFORE, be it ordained by the Sangguniang Panlungsod of the City of Bacoor, that:

SECTION 1. TITLE. This Ordinance shall be known as the "**Bacoor Green Building and Sustainable Infrastructure Ordinance of 2026.**"

SECTION 2. DECLARATION OF POLICY. It is hereby declared the policy of the City Government of Bacoor to promote environmentally sustainable, climate-resilient, and resource-efficient urban development. Consistent with Republic Act No. 9513 (Renewable Energy Act of 2008), Republic Act No. 11285 (Energy Efficiency and Conservation Act), and the Philippine Green Building Code, the City shall adopt measures to:

- a) Reduce pollution and environmental degradation, particularly those affecting coastal ecosystems and Manila Bay;
- b) Address wastewater management challenges through sustainable infrastructure;
- c) Promote renewable energy integration in buildings; and
- d) Improve public health, environmental quality, and long-term economic efficiency in the City of Bacoor.

SECTION 3. OBJECTIVES. This Ordinance aims to:

- a. Institutionalize green building practices in all applicable development projects within the City of Bacoor;



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City Mayor



b. Ensure proper wastewater management through on-site or centralized treatment systems;

c. Promote the integration of renewable energy technologies, including solar-integrated building materials;

d. Reduce energy and water consumption across sectors;

e. Enhance indoor environmental quality and occupant well-being; and

f. Support climate resilience and environmental protection initiatives of the city.

SECTION 4. SCOPE AND COVERAGE. This Ordinance shall apply to:

- All new buildings with a Total Gross Floor Area (TGFA) of 1,000 square meters or more;
- All commercial, institutional, industrial, and multi-residential developments;
- Renovations involving at least 50% of total building area; and
- All government buildings and facilities which shall comply as a matter of policy regardless of size.

SECTION 5. DEFINITION OF TERMS. The following terms as used in this Ordinance shall be defined as:

1. BERDE (Building for Ecologically Responsive Design Excellence) - rating system used in the Philippines to assess, measure, monitor, and certify the performance of green building projects above and beyond existing national and local building regulations.

2. Building Integrated Photovoltaics (BIPV) – Solar energy systems integrated into building components such as roofs, walls, glass panels, or facades.

3. Centralized Wastewater Treatment Facility – A shared treatment system serving multiple establishments or households.

4 City Ordinance No. 509- 2026, (Bacoor Green Building and Sustainable Infrastructure Ordinance of 2026) 27 April 2026



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City Mayor



4. Effluent Standards – The specific limit on the amount of pollutants that may be discharged from a building's wastewater system, as mandated by DENR Administrative Order (DAO) 2016-08.

5. General Effluent Standards (GES) of 2016 - The mandatory maximum allowable limits for pollutants in wastewater before it is discharged into water bodies in the Philippines outlined in **DENR Administrative Order No. 2016-08 (DAO 2016-08)**.

6. Green Building – A building designed, constructed, and operated to reduce environmental impacts and improve resource efficiency.

7. Green Building Compliance Certificate (GBCC) – Certification to be issued by the City Government evidencing compliance by the owner of a building with this Ordinance and its IRR.

8. Green Building and Sustainable Infrastructure Committee (GBSIC)- The Committee created to oversee the implementation, evaluation, and evolution of this Ordinance.

9. LEED (Leadership in Energy and Environmental Design) - is the world's most widely used, voluntary green building rating system, developed by the U.S. Green Building Council (USGBC). It certifies buildings and communities for sustainable design, construction, and operation, focusing on energy efficiency, water savings, and high-quality indoor environments.

10. Net-Metering – A system under which a qualified end-user with an on-site renewable energy facility is allowed to generate electricity for own consumption and deliver excess electricity to the distribution grid, subject to the provisions of Republic Act No. 9513 and applicable rules.

11. RE (Renewable Energy) End-User – An entity or individual who makes use of RE resources for their own consumption, ensuring building owners are recognized as participants in the renewable energy sector.

12. Solar-Ready Zone – A section of a building's roof or facade designated and reserved for the future installation of a solar photovoltaic system, including pre- installed conduit runs.



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13. Wastewater Treatment System (WWTS) – A facility or system designed to treat wastewater from residential, commercial, institutional, or industrial sources prior to discharge.

SECTION 6. GREEN BUILDING MINIMUM REQUIREMENTS.
All covered developments shall comply with the following:

A. Energy Efficiency and Renewable Energy

1. Use of energy-efficient lighting and equipment;
2. Maximization of natural lighting and ventilation;
3. Renewable Energy (RE) Integration (Encouraged): The adoption of renewable energy systems, including but not limited to solar photovoltaic systems and Building Integrated Photovoltaics (BIPV), is hereby encouraged. Developments shall, at a minimum, comply with the Solar-Ready requirements under this Ordinance to ensure future adaptability for RE integration.
4. Electrical systems designed for future renewable energy expansion.

B. Water Efficiency and Wastewater Management

1. Installation of water-efficient fixtures;
2. Rainwater harvesting systems for non-potable use;
3. Mandatory provision of:
 - On-site Wastewater Treatment System (WWTS); or
 - Connection to an approved centralized wastewater treatment facility, where available;
4. Prohibition of direct discharge of untreated wastewater into drainage systems, waterways, or coastal areas.

C. Site Sustainability

1. Preservation or provision of green/open spaces;
2. Stormwater management systems;
3. Consideration of site impact, especially in coastal and flood-prone areas.

D. Materials and Resources

1. Use of environmentally sustainable, low-impact, or locally sourced materials;
2. Implementation of construction waste management plans.





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E. Indoor Environmental Quality

1. Adequate ventilation and air quality systems;
2. Use of non-toxic and low-emission materials;
3. Access to natural daylight.

F. Sub-metering for Large Tenants. All commercial and multi-residential buildings covered by this ordinance shall install individual sub-meters for electricity and water for all commercial units exceeding 50 square meters, to promote individual accountability and resource conservation.

SECTION 7. WASTEWATER MANAGEMENT AND MANDATORY CONNECTION. In line with the City's environmental priorities:

- a. **Mandatory Connection:** Any new or existing development located within five hundred (500) meters of an operational Centralized Wastewater Treatment Plant (WWTP) accredited by the City shall be required to connect its sewage discharge to said facility in lieu of constructing an independent on-site treatment system.
- b. **Compliance with Effluent Standards:** All discharged water, whether from on-site systems or centralized facilities, must meet the General Effluent Standards of 2016 (or its latest version) to ensure the protection of the Bacoor coastline.
- c. **Connection to Wastewater Treatment Systems:** Developments generating significant wastewater, as defined in the Implementing Rules and Regulations (IRR) based on discharge volume or pollutant load, shall install or connect to systems capable of treating wastewater prior to discharge;
- d. **Accreditation of Centralized Wastewater Treatment Facilities:** The City may designate or accredit centralized wastewater treatment facilities to serve clusters of establishments and households;
- e. **Discharge of Untreated Wastewater:** Establishments discharging untreated wastewater shall be subject to penalties under this Ordinance and applicable national laws; and
- f. **Partnerships with the Private Sector.** The City may facilitate partnerships with private entities for the



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City Mayor



development, operation, and maintenance of wastewater treatment facilities, subject to applicable agreements as may be allowed by law.

SECTION 8. SOLAR AND INNOVATIVE TECHNOLOGY ADOPTION.

- a. The City encourages the adoption of solar-integrated building materials, including Building Integrated Photovoltaics (BIPV) systems;
- b. Pilot implementation may be under taken in public buildings such as:
 - Health centers;
 - Schools; and
 - Government offices.
- c. Developers incorporating such technologies may be eligible for incentives under this Ordinance.
- d. Solar-Ready Requirement: Buildings that do not install BIPV or solar panels at the time of construction must submit a "Solar-Ready" design. This includes ensuring the roof structure can support the dead load of solar panels and providing a dedicated electrical conduit from the roof to the main electrical room.
- e. Right to Net-Metering and Administrative Support: The City recognizes the eligibility of qualified end-users to participate in Net-Metering programs, subject to the rules and regulations of the Department of Energy and the Energy Regulatory Commission. The City Government, through the GBSIC, shall facilitate the administrative permitting process and coordinate with the local Distribution Utility (DU) to ensure that covered buildings can efficiently connect to the grid and offset their energy consumption with generated renewable energy.

SECTION 9. COMPLIANCE REQUIREMENTS, All applicants shall:

- a. Submit a Green Building Plan, including:
 - Energy efficiency measures
 - Wastewater management plan;
 - Renewable energy integration;
- b. Undergo technical evaluation by the City;



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City Mayor

d. Allow periodic inspection and monitoring of the development project.

SECTION 10. TIERED INCENTIVES SYSTEM. To encourage voluntary adoption of higher sustainability standards, the following incentives are hereby established:

1. Silver Category (Basic Compliance):
 - Priority "Green Lane" processing for all building and occupancy permits.
 - Official "Bacoor Green Partner" seal for marketing and corporate social responsibility (CSR) use.
2. Gold Category (Exceeding Minimum Standards by 20%):
 - A one-time 10% discount on Building Permit Fees (excluding administrative charges) and 30% discount on the Mayor's Permit Fee.
 - Exemption from the City's annual environmental inspection fee for the first two (2) years of operation.

3. Platinum Category (Certified BERDE, LEED, or its equivalent):
 - **Renewable Energy (RE) Real Property Tax Incentive:** RE machineries, equipment, and systems (such as solar photovoltaic systems and inverters) may be granted Real Property Tax incentives subject to the provisions of the Local Government Code of 1991, existing local tax ordinances, and applicable national laws including Republic Act No. 9513, and upon approval by the Sangguniang Panlungsod through appropriate revenue measures.
 - **Pollution Control RPT Holiday:** A Real Property Tax (RPT) Holiday on the assessed value of installed Wastewater Treatment Plant (WWTP) equipment and other pollution control technologies for a period of one (1) year, pursuant to the Local Government Code through an ordinance to be approved by the Sangguniang Panlungsod regarding the said incentive.
 - **Local Business Tax Credit:** A 10% tax credit on the annual Local Business Tax (LBT) for the first three (3) years of operation for buildings that generate at least 20% of their energy needs from on-site RE sources.

SECTION 11. The Green Building And Sustainable Infrastructure Committee (GB SIC). A Green Building and Sustainable Infrastructure Committee (GBSIC) is hereby created to oversee the implementation, evaluation, and evolution of this Ordinance.





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City Mayor

A. Composition. The Committee shall be comprised of the following:

1. Chairperson - City Mayor
2. Vice-Chairperson – the City Administrator
3. Lead Secretariat – City Government Department Head of the City Building Official (OBO)
4. Members:
 - a) The Head of the Office of the City Engineer
 - b) The Head of the Bacoor Disaster Risk Reduction and Management Office
 - c) The City Energy Efficiency and Conservation Officer (EECO) as mandated by RA 11285. Provided, that until such time that a dedicated EECO is appointed, the City Building Official shall serve in this capacity in a concurrent fashion
 - d) The Head of the City Environment Service Department
 - e) The Head of the City Planning and Development Coordinating Office
 - f) The Head of the Office of the City Agricultural Services
 - g) The Head of the Zoning & Land Development Department
 - h) Representative of a Recognized Professional Organization of mechanical engineers, civil engineers, and architects who shall be invited by the City Mayor.

B. Powers and Functions. The Committee shall have the following mandates:

1. **Formulation of IRR:** Draft the Implementing Rules and Regulations (IRR) of this Ordinance within ninety (90) days of its effectivity;
2. **Technical Evaluation:** Review and validate Green Building Plans and BIPV/Solar-Ready specifications for all covered developments;
3. **Certification:** Issue the Green Building Compliance Certificate (GBCC) as a prerequisite for the issuance of a Certificate of Occupancy;
4. **Incentive Validation:** Certify projects for the Tiered Incentives (Silver, Gold, and Platinum) and coordinate with the City Treasurer's Office for the application of fee discounts or tax holidays;
5. **Performance Monitoring:** Conduct annual audits on the energy and water consumption of covered buildings to ensure sustained compliance;





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Province of Cavite
CITY OF BACOOR

Office of the Sangguniang Panlungsod



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Official Business
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City Councilor
HON. MIGUEL N. BAUTISTA
City Councilor
HON. ADRIELITO G. GAWARAN
City Councilor
HON. MANOLO S. GALVEZ JR.
City Councilor
HON. RICARDO F. UGALDE
City Councilor
HON. LEVY M. TELA
City Councilor

DISTRICT II
HON. ROBERTO I. ADVINCULA
City Councilor
HON. REYNALDO D. PALABRICA
Acting Presiding Officer
HON. ROGELIO M. NOLASCO
City Councilor
HON. REYNALDO M. FABIAN
City Councilor
HON. SIMPLICIO G. DOMINGUEZ
City Councilor
HON. HORACIO M. BRILLIANTES JR.
City Councilor
HON. RANDY C. FRANCISCO
City Councilor-ABC President
HON. PALM ANGEL S. BUNCIO
City Councilor-SK Federation President

Attested by:
ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Approved:
HON. STRIKE B. REVILLA
City Mayor



6. **Public-Private Liaison:** Act as the primary body to coordinate with private proponents regarding the integration of centralized wastewater treatment plants (WWTP) and innovative solar technologies.

C. Meetings and Quorum. The GBSIC shall meet at least once every quarter, or as often as necessary. A simple majority of the permanent members shall constitute a quorum.

SECTION 12. MONITORING AND ENFORCEMENT.

- a. Regular inspections shall be conducted by the CESD, OBO, and ZLDD;
- b. Non-compliant buildings maybe denied occupancy permits;
- c. Continued operation shall be subject to compliance verification.

SECTION 13. PENALTIES. Violations of this Ordinance shall be subject to:

A. Administrative Fines:

- 1. For violations of local administrative requirements: A fine of Five Thousand Pesos (P5,000.00), which is the maximum allowable under the Local Government Code.
- 2. For violations involving environmental and energy laws: The City shall refer and/or endorse such violations to the appropriate national agencies, including the DENR and DOE, for enforcement under applicable laws such as Republic Act No. 9275, Republic Act No. 11285, and Republic Act No. 9513.

B. Non-Monetary Sanctions:

- 1. Suspension or revocation of Building or Occupancy Permits;
- 2. Withholding of the Green Building Compliance Certificate (GBCC);
- 3. Closure of non-compliant establishments, when warranted by the gravity of the environmental impact.

SECTION 14. IMPLEMENTING RULES AND REGULATIONS.

The Committee shall submit the IRR within 90 calendar days from the effectivity of this Ordinance for the review and approval of the City Mayor.



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Approved:
HON. STRIKE B. REVILLA
City Mayor



SECTION 15. NATIONAL LAW CONSISTENCY CLAUSE. This Ordinance shall be implemented in a manner consistent with national laws, rules, and regulations. Nothing herein shall be construed to amend, supersede, or contravene the provisions of Republic Act No. 9513, Republic Act No. 11285, and other applicable laws.

SECTION 16. SEPARABILITY CLAUSE. If any provision is declared invalid, the remaining provisions shall remain in force.

SECTION 17. REPEALING CLAUSE. All inconsistent ordinances are hereby repealed or modified accordingly.

SECTION 18. EFFECTIVITY. This Ordinance shall take effect 15 days after publication.

ENACTED, this 27th day of April 2026, at the City of Bacoor, Cavite.

I hereby certify that the foregoing Ordinance was duly approved in accordance with law.

Certified:

HON. REYNALDO D. PALABRICA
Acting Presiding Officer

Attested:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved:

HON. STRIKE B. REVILLA
City Mayor

Date of Approval: 29 APR 2026

