

Dasmariñas Village Association Inc.

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D.V.A. Circular No. 2015 – 16

June 30, 2015

**Amendments and Additions to
DVA Building Rules and Regulations**

Dear Residents:

After a careful review of the DVA Building Rules and Regulations, the Building and Construction Committee proposed some amendments and additions to the existing DVA Building Rules and Regulations which the Board of Governors unanimously approved in its regular meetings. Most of the amendments and additions were formulated to address present concerns and to prevent future problems.

We reproduce below the following Board Resolutions for your ready reference and guidance:

BOARD RESOLUTION B.G. 2015 - 1026

TO BE ADDED TO ARTICLE IV.

Section 2: APPLICATION FOR WORK PERMITS

A. New construction, renovation, demolition – application for work permits on new house construction, renovation and demolition shall be implemented in two phases, to wit:

A.1. Phase I “PRE-CONSTRUCTION/RENOVATION/DEMOLITION WORK PERMIT”. This phase will involve submission, completion and compliance with pre – construction, renovation and demolition requirements such as:

- a) New house construction and/or renovation plans for review and approval of DVA,
- b) Duly filled-up application form,
- c) Payment of corresponding construction/renovation/demolition guaranty cash bond, processing & inspection fees,
- d) Provision of the following at the construction/ renovation/ demolition jobsite:

d.1 fence around the site in accordance with DVA standard,
(Section 3 paragraph 5.1 of DVA Building Rules and Regulations)

- d.2 toilet facilities for construction workers' use,
- d.3 at least four (4) units of covered garbage bins with plastic bag inside wherein food scraps must be kept to prevent the spread of insects.

A.2. Phase II **"NOTICE TO PROCEED WORK PERMIT"**. This phase involves the mobilization of people and equipment in preparation for the actual construction/renovation/demolition works. **"Notice to proceed work permit shall only be processed upon full compliance with all the requirements mentioned in Section 2 paragraph A.1 above."**

B. Miscellaneous works – include minor works such as any of the following:

1. Installation of generator set
2. Construction of fence
3. Replacement of roofing materials
4. Additional structure on existing building, including swimming pool
5. Repainting, masonry, carpentry, plumbing, electrical, mechanical, landscaping and waterproofing

For the above miscellaneous works, the requirements are as follows:

- a. duly filled-up application form,
- b. payment of corresponding cash bond, processing and inspection fees.

TO BE ADDED TO SECTION 4. CONSTRUCTION GUIDELINES

4.1 Permits, Uniforms and Gate Passes of Workers

- 4.1.1 **Construction Uniforms** – Workers / laborers must be in construction dress code anytime they are within the DVA. Owner / Contractor should take into consideration the weather, the state of the site and the hazards it presents as well the specific work task of the worker when considering what to wear. Shorts, sleeveless shirts and slippers are not allowed. A fine of P 250.00 shall be imposed per person/incident which shall be deducted from the construction bond.

TO BE ADDED TO SECTION 4.5

4.5 Fence around construction sites

- 4.5.1 Prior to construction / renovation, the Owner shall require his Contractor to provide the required temporary fence made of

G.I. sheet in green paint finish at the boundary fronting the street to keep an orderly appearance and to avoid accident during the construction period. The construction boundaries not fronting a street shall be provided with green tarpaulin fence. The construction fence shall be properly braced or supported with galvanized iron (G.I.) or steel pipes with steel clamp prior to start of construction or renovation to prevent them from collapsing that may cause injury to persons or damage to property. The fence around the site should have a minimum height of 6.8m measured from the highest sidewalk level. During impending inclement weather, these tarpaulin fences shall be rolled up and secured in order to avoid their collapse from strong wind and rain. **Please refer to Section 4 Paragraph 11.2 for the penalty in case of violation.**

4.5.3 Fences around the site serve as protective cover of the immediate neighbors from falling debris and dust from the construction jobs.

3.5.3.a Contractor/builder shall use water suppression on construction jobs that create large amounts of dust like sweeping, grit blasting, soft – strip demolition and the jobs that involve the use of power tools such as cut – off saws, grinders, breakers and sanders to minimize dust from entering the immediate neighbors. **Please refer to Section 4 Paragraph 11.2 for the penalty in case of violation.**

TO BE ADDED TO SECTION 4.7

- 4.7 Surety Bond / Contractor's All Risk Insurance (CARI) -**
Contractor/builders shall submit Surety Bond or Contractor's All Risk Insurance(CARI) amounting to P 5,000,000.00 prior to start of construction, renovation and demolition works to cover liability for DVA claims for any injury or death to persons and for damages to properties.

TO BE ADDED TO SECTION 4.10

4.10 Sanitation

4.10.1 Toilet facilities. Every construction job shall have adequate toilet facilities, which should be kept sanitary by being covered with lime at periodic intervals. New construction job shall provide portalet on site and must apply

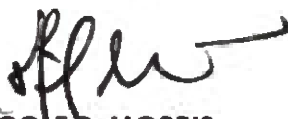
immediately for sewer connection. Major, Minor and other construction permits approved by DVA shall use their existing toilets tapped to our centralized sewer system. Appropriate enclosures for bathing and toilet facilities of the construction workers shall be provided where they should wash or bathe. **Please refer to Section 4 Paragraph 11.2 for the penalty in case of violation.**

4.10.2 **Garbage and construction materials.** Dumping garbage, construction refuse, excavated soil materials and other debris on vacant lots is prohibited by the Association. Contractors/builders are required to provide their jobsite with at least four (4) covered trash cans with plastic bags and with a capacity of 50 gallons where food scraps should be placed and be covered tightly to prevent insects such as ants, flies and cockroaches from spreading. The plastic bags containing the food scraps shall be brought out of the Village daily by the contractor. Construction debris and excess soil shall be removed from the sidewalk within the day by the Contractor. Excavated soil or heavy construction materials which are obviously not the ordinary household garbage shall be hauled out and disposed of properly by the Contractor. **Please refer to Section 4 Paragraph 11.2 for the penalty in case of violation.**

4.10.3 The cleanliness and sanitation of the construction area and the sidewalk and streets fronting it is the sole responsibility of the contractor/builder.

3.9.3.a Refusal to allow entry of uniformed security officer of the Association in the premises under construction at any time of the day or night while on official inspection shall be considered a violation. **Please refer to Section 4 Paragraph 11.2 for the penalty in case of violation.**

Please be guided accordingly.



NICOLE P. MORRIS
Governor & Chairman,
Building & Construction Committee