

**[SAN JUAN CITY ORDINANCE NO. 39 Series of
2015, May 04, 2015]**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**AN ORDINANCE REQUIRING ALL NEW BUILDING AND HOUSING
CONSTRUCTIONS TO PLANT AND MAINTAIN VEGETATIONS IN
THEIR ROOFTOPS AND OTHER POSSIBLE PLACES IN THE
BUILDING**

Sponsored by: Councilors Alien Christopher M. Silvano
and Ferdinand A. Velasco
and co-sponsored by; Councilors Arthur Alfredo E. Aquino
Rolando M. Bernardo, Leonardo G. Celles, William C. Go,
Michael Cristopher R. Mathay, Marie O'neal S, Mendoza, Richard F. Peralta.
Edgardo V. Soriano and Jose Warren P. Villa

WHEREAS, providing and maintaining a green roof layered with soil and plants atop houses and buildings adds not only natural beauty to a landscape but also helps reduce the heat in the city and provides a roof garden habitat for insects, birds, and other wildlife;

WHEREAS, majority of the areas in our city are made primarily in shades of gray and black and other drab colors because of asphalted roads and tar floors;

WHEREAS, these man-made materials (cemented and asphalted buildings and roads) soak up the sun's radiation and reflect it back as heat, making our city suffer from higher temperature;

WHEREAS, if all the roofs in this city are "greened", the temperature in the city could be reduced;

WHEREAS, the impermeable quality of traditional building materials make storm water a problem, since there is nothing to prevent rainwater from rushing off rooftops, collecting pollution and heavy metal contamination along the way, and then overburdening the city's sewage system;

WHEREAS, Green Establishment strategies have been found to hold pollutants in their soil while retaining the water and subsequently allowing it to return to the atmosphere through evaporation;

WHEREAS, concrete landscapes offer nothing to support the insects, birds and other wildlife that depend on vegetation to survive;

WHEREAS, much like planting native gardens and backyard habitats, roof gardens can complement wild areas by providing "stepping stones" for birds and other wildlife facing shortages of natural habitat;

WHEREAS, even in high-rise urban settings, it has been found that green roofs can attract beneficial insects; birds, bees and butterflies;

WHEREAS, Green Roofs have been found to extend roof life and to reduce cooling costs dramatically;

WHEREAS, global warming is now a serious threat and poses great danger to all living creatures including mankind;

WHEREAS, it is the obligation of the City Government of San Juan to prevent and fight global warming so as to protect also its populace against its detrimental effects;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SAN JUAN CITY, AS IT IS HEREBY ORDAINED, IN A SESSION DULY ASSEMBLED, THAT:

Section 1. This Ordinance shall be known as the "GREEN BUILDING ORDINANCE OF THE CITY OF SAN JUAN".

Section 2. DEFINITION OF TERMS. For purposes of this ordinance, the following terms are hereby defined:

- a.) GREEN ROOF - refers to buildings, either residential or commercial, that have rooftops that are dedicated to plants and trees.
- b.) INTENSIVE SOIL LAYER - refers to a roof with about twelve (12) inches height of soil suitable for planting and maintaining a wide variety of plants and trees.
- c.) EXTENSIVE SOIL LAYER - refers to a roof with about three (3) inches height of soil suitable for planting and maintaining a wide variety of plants and trees.
- d.) PLANTS AND TREES - refers to live flowering and non-flowering plants, as well as live fruit and non-fruit bearing plants.
- e.) BUILDING - refers to residential, commercial or industrialestablishments.
- f.) NEW BUILDINGS - refers to buildings that will be established or constructed after the enactment/approval of this ordinance.
- g.) OLD BUILDINGS-refers to buildings established or constructed before the enactment or approval of this ordinance. It shall also refer to those already under construction at the time this ordinance is approved.
- h.) GOVERNMENT OWNED BUILDINGS- refers to buildings owned by