UNIVERSITY POLICY NO. 040, SERIES OF 2025

POLICY ON SUSTAINABLE BUILDING STANDARDS, GREEN CONSTRUCTION, AND ENVIRONMENTALLY RESPONSIBLE CAMPUS INFRASTRUCTURE DEVELOPMENT

SECTION 1. POLICY DECLARATION

Quezon City University (QCU), in fulfillment of its commitment to environmental sustainability, climate change mitigation and adaptation, resource efficiency, disaster resilience, and responsible institutional development, hereby adopts this Policy on Sustainable Building Standards, Green Construction, and Environmentally Responsible Campus Infrastructure Development.

The University recognizes that the planning, design, construction, operation, and maintenance of buildings have significant implications for energy consumption, water use, greenhouse gas emissions, waste generation, environmental quality, and community resilience.

As a public higher education institution, QCU acknowledges its responsibility to develop campus infrastructure that supports academic excellence while minimizing adverse environmental impacts.

Consistent with Sustainable Development Goal 11 (Sustainable Cities and Communities), the University shall require all new campus buildings to be planned, designed, constructed, and commissioned in accordance with applicable national and local building regulations and sustainable building standards.

QCU shall adopt the Philippine Green Building Code and the Quezon City Green Building Code of 2025 as principal regulatory references for sustainable campus building development, subject to their applicable provisions and implementing rules.

The University shall also recognize established third-party green building certification systems, including BERDE, LEED, and EDGE, as potential frameworks for independently assessing and verifying the sustainability performance of new buildings.

All new University building projects shall incorporate appropriate measures for energy efficiency, water conservation, sustainable materials, indoor environmental quality, accessibility, disaster resilience, and responsible construction waste management.

The University shall establish mechanisms for sustainability assessment, design review, construction monitoring, compliance verification, and post-occupancy performance evaluation.

This policy provides the institutional framework for integrating sustainable building standards throughout the life cycle of new University infrastructure.

SECTION 2. LEGAL, REGULATORY, AND POLICY BASES

This policy is anchored on the following legal and regulatory frameworks:

2.1. The 1987 Philippine Constitution, Article II, Section 16. Recognizes the right of the people to a balanced and healthful ecology.

2.2. Presidential Decree No. 1096, or the National Building Code of the Philippines. Establishes national building design, construction, safety, and occupancy requirements.

2.3. The Philippine Green Building Code (2015), issued by the Department of Public Works and Highways. Establishes green building requirements concerning energy efficiency, water efficiency, material sustainability, site sustainability, solid waste management, and indoor environmental quality for buildings within its scope.

2.4. Quezon City Ordinance No. SP-3439, Series of 2025, or the Quezon City Green Building Code of 2025. Establishes local requirements concerning environmentally responsible and climate-resilient buildings, subject to its implementing rules and regulations.

2.5. Quezon City Ordinance No. SP-2518, Series of 2016, or the Local Building Code of Quezon City. Establishes applicable local building regulations.

2.6. Republic Act No. 11285, or the Energy Efficiency and Conservation Act. Establishes national requirements for energy efficiency and conservation.

2.7. Republic Act No. 9513, or the Renewable Energy Act of 2008. Promotes the development and utilization of renewable energy resources.

2.8. Republic Act No. 9003, or the Ecological Solid Waste Management Act of 2000. Establishes requirements for responsible solid waste management.

2.9. Republic Act No. 9275, or the Philippine Clean Water Act of 2004. Establishes relevant water quality and wastewater management requirements.

2.10. Republic Act No. 9729, as amended, or the Climate Change Act of 2009. Establishes the national framework for climate change adaptation and mitigation.

2.11. Republic Act No. 10121, or the Philippine Disaster Risk Reduction and Management Act of 2010. Establishes relevant requirements for disaster risk reduction and resilience.

2.12. Batas Pambansa Blg. 344, as amended, and applicable accessibility regulations. Establish requirements for accessibility and barrier-free environments.

2.13. Republic Act No. 12009, or the New Government Procurement Act, and applicable implementing regulations. Govern public procurement, including relevant infrastructure procurement activities.

2.14. Applicable Department of Energy Guidelines on Energy-Conserving Building Design. Provide relevant technical guidance concerning energy-efficient building systems.

2.15. Applicable Fire Code, Structural Code, Electrical Code, Plumbing Code, and other building regulations. Establish relevant technical and safety requirements.

2.16. United Nations Sustainable Development Goal 7. Promotes affordable and clean energy.

2.17. United Nations Sustainable Development Goal 11. Promotes sustainable cities and communities.

2.18. United Nations Sustainable Development Goal 12. Promotes responsible consumption and production.

2.19. United Nations Sustainable Development Goal 13. Promotes climate action.

SECTION 3. OBJECTIVES

3.1. General Objective

To institutionalize sustainable building standards in the planning, design, construction, commissioning, and operation of all new QCU buildings through compliance with applicable national and local green building requirements and the appropriate use of recognized sustainability assessment frameworks.

3.2. Specific Objectives

This policy aims to:

1. Require compliance with applicable national and local sustainable building regulations.
2. Integrate environmental sustainability into new campus infrastructure planning.
3. Promote energy-efficient architectural and engineering design.
4. Encourage renewable energy integration.
5. Reduce water consumption through efficient building systems.
6. Promote environmentally responsible construction materials.
7. Minimize construction waste and environmental impacts.
8. Improve indoor environmental quality and occupant well-being.
9. Ensure accessibility and inclusive building design.
10. Strengthen climate resilience and disaster preparedness.
11. Establish procedures for sustainability assessment and compliance verification.
12. Promote independent green building certification where feasible.
13. Monitor environmental performance after building occupancy.
14. Support institutional sustainability reporting and continuous improvement.

SECTION 4. SCOPE AND COVERAGE

This policy shall apply to all new buildings and relevant infrastructure development projects undertaken, commissioned, financed, or formally managed by QCU.

Covered projects may include:

1. Academic and classroom buildings.
2. Laboratories and research facilities.
3. Libraries and learning resource centers.
4. Administrative buildings.
5. Student service facilities.
6. Multipurpose buildings.
7. Training and extension facilities.
8. Other new campus buildings.

The policy shall apply to all University offices, project managers, consultants, architects, engineers, contractors, and authorized personnel involved in covered projects.

Major extensions and substantial renovations shall also incorporate applicable sustainable building requirements, subject to project classification and governing regulations.

SECTION 5. DEFINITION OF TERMS

5.1. Sustainable Building refers to a building planned, designed, constructed, and operated to reduce environmental impacts while supporting occupant health, resource efficiency, accessibility, and resilience.

5.2. Green Building Standards refer to recognized technical requirements and assessment criteria concerning the environmental performance of buildings.

5.3. Philippine Green Building Code refers to the national green building regulatory framework issued by the Department of Public Works and Highways.

5.4. Quezon City Green Building Code refers to the applicable local green building framework adopted under Quezon City Ordinance No. SP-3439, Series of 2025.

5.5. Green Building Certification refers to independent assessment and formal recognition of a building's performance against an established certification system.

5.6. BERDE refers to Building for Ecologically Responsive Design Excellence, a green building rating and certification framework developed by the Philippine Green Building Council.

5.7. LEED refers to Leadership in Energy and Environmental Design, an internationally recognized green building rating and certification system.

5.8. EDGE refers to Excellence in Design for Greater Efficiencies, a green building certification system focused on resource-efficient design.

5.9. Energy Efficiency refers to reducing energy consumption while maintaining required building performance and occupant comfort.

5.10. Water Efficiency refers to minimizing unnecessary water consumption through appropriate design, equipment, and management.

5.11. Building Commissioning refers to the process of verifying that building systems are installed, tested, and operating according to approved requirements.

5.12. Life-Cycle Cost Assessment refers to the evaluation of costs associated with a building or building system over its useful life.

5.13. Post-Occupancy Evaluation refers to the assessment of building performance after occupation and use.

SECTION 6. GENERAL POLICY GUIDELINES

6.1. Mandatory Compliance with Applicable Building Regulations

All new QCU buildings shall comply with applicable national and local building regulations.

These include relevant requirements under the National Building Code, Philippine Green Building Code, Quezon City Green Building Code, and associated implementing rules.

6.2. Adoption of Sustainable Building Principles

Sustainability shall be integrated into the earliest stages of infrastructure planning and project development.

Each covered project shall consider environmental performance throughout the building life cycle.

6.3. Energy-Efficient Building Design

New buildings shall incorporate appropriate energy-efficient design features, including:

1. Efficient building orientation.
2. Natural lighting.
3. Appropriate building insulation.
4. Efficient lighting systems.
5. Energy-efficient air-conditioning and ventilation.
6. Efficient electrical equipment.
7. Appropriate building energy controls.

6.4. Renewable Energy Integration

The University shall assess the technical and financial feasibility of renewable energy systems for new buildings.

Potential measures include rooftop solar photovoltaic systems and other appropriate renewable energy technologies.

6.5. Water-Efficient Building Systems

New buildings shall incorporate appropriate water conservation measures, including:

1. Water-efficient plumbing fixtures.
2. Leak prevention and detection.
3. Efficient water distribution systems.
4. Rainwater harvesting where feasible.
5. Water reuse systems where lawful and technically appropriate.
6. Appropriate wastewater management.

6.6. Sustainable Construction Materials

The University shall promote the use of construction materials that meet applicable safety, durability, environmental, and procurement requirements.

Material selection shall consider:

1. Durability and service life.
2. Environmental impact.
3. Resource efficiency.
4. Responsible sourcing.
5. Recycled or recyclable content where appropriate.
6. Maintenance requirements.

6.7. Construction Waste Management

Contractors shall implement appropriate construction waste management measures.

These shall include waste segregation, responsible disposal, and recovery or recycling where feasible.

6.8. Indoor Environmental Quality

New buildings shall be designed to support healthy and comfortable indoor environments.

Relevant considerations include:

1. Adequate ventilation.
2. Appropriate thermal comfort.
3. Natural and artificial lighting.
4. Indoor air quality.
5. Noise management.
6. Appropriate sanitation facilities.

6.9. Climate-Responsive Design

Building design shall consider local climatic conditions, including heat, heavy rainfall, flooding, and other relevant environmental risks.

6.10. Disaster Resilience

All new buildings shall incorporate applicable structural safety and disaster resilience requirements.

Relevant considerations shall include seismic safety, flood risk, fire protection, and emergency evacuation.

6.11. Accessibility and Universal Design

New buildings shall comply with applicable accessibility regulations and incorporate appropriate inclusive design features.

6.12. Sustainable Site Development

Project planning shall consider:

1. Site suitability.
2. Drainage and stormwater management.
3. Preservation of appropriate green spaces.
4. Heat reduction.
5. Pedestrian accessibility.
6. Sustainable landscape design.
7. Protection of surrounding environmental conditions.

6.13. Life-Cycle Cost Considerations

Where feasible, the University shall evaluate building systems using life-cycle cost considerations rather than initial construction cost alone.

6.14. Green Building Assessment

Each new building project shall undergo a documented sustainability assessment during planning and design.

The assessment shall identify applicable requirements, proposed sustainability measures, and relevant compliance responsibilities.

6.15. Independent Green Building Certification

For eligible new building projects, QCU shall evaluate the feasibility of obtaining independent green building certification.

Recognized certification systems may include BERDE, LEED, or EDGE.

Certification shall be pursued where approved, technically appropriate, and supported by available resources.

6.16. Certification Status Transparency

The University shall clearly distinguish among:

1. Compliance with mandatory building regulations.
2. Internal assessment against voluntary green building standards.
3. Registration or application for third-party certification.
4. Certification formally awarded by an authorized certification body.

A project shall not be described as certified unless the relevant certification has actually been awarded.

6.17. Sustainable Procurement

Applicable sustainability requirements shall be incorporated into project specifications, consultant terms of reference, and procurement documents in accordance with government procurement rules.

6.18. Construction Monitoring

The University shall monitor implementation of approved sustainability measures during construction.

6.19. Building Commissioning

Before occupancy, relevant building systems shall undergo appropriate testing and commissioning.

www.qcu.edu.ph @qcu1994 673 Quirino Hwy., Novaliches, Quezon City, Metro Manila, 1116 8806 3081 repl@qcu.edu.ph

6.20. Post-Occupancy Performance Evaluation

The University shall monitor relevant energy, water, and operational performance indicators after building occupancy.

SECTION 7. RECOGNIZED BUILDING STANDARDS AND CERTIFICATION FRAMEWORKS

QCU shall use the following standards and frameworks as applicable references.

7.1. Philippine Green Building Code

The Philippine Green Building Code shall serve as a principal national reference for sustainable building requirements.

Compliance shall be determined according to the Code's applicable provisions and building classifications.

7.2. Quezon City Green Building Code of 2025

The Quezon City Green Building Code of 2025 shall serve as a principal local regulatory reference for QCU building projects within its scope.

Project teams shall verify the applicable requirements with the Quezon City Department of the Building Official and other competent offices.

7.3. BERDE Green Building Rating System

QCU shall recognize BERDE as a Philippine-developed green building rating and certification framework.

The University may use BERDE to guide sustainability assessments and pursue formal certification for eligible projects.

7.4. LEED Green Building Rating System

QCU may consider LEED certification for projects where international sustainability benchmarking is appropriate and approved.

7.5. EDGE Green Building Certification

QCU may consider EDGE certification for projects emphasizing measurable improvements in energy, water, and building-material efficiency.

7.6. Selection of Certification Framework

Selection of a voluntary certification framework shall consider:

1. Building type.
2. Project scale.
3. Applicable certification criteria.
4. Technical feasibility.
5. Project budget.

6. Availability of qualified professionals.
7. Institutional sustainability objectives.
8. Expected operational benefits.

The University shall not claim certification solely because a building was designed with reference to a rating system.

SECTION 8. SUSTAINABLE BUILDING DEVELOPMENT PROCEDURES

8.1. Project Identification

The responsible University office shall identify the proposed building's purpose, site, capacity, and operational requirements.

8.2. Preliminary Sustainability Assessment

Before design approval, the project team shall assess relevant sustainability requirements and opportunities.

8.3. Identification of Applicable Standards

The project team shall identify the national and local codes applicable to the project.

8.4. Sustainability Design Brief

A Sustainability Design Brief shall be prepared for each covered new building project.

The brief shall identify:

1. Applicable regulatory requirements.
2. Energy efficiency measures.
3. Water efficiency measures.
4. Sustainable material considerations.
5. Indoor environmental quality measures.
6. Climate resilience requirements.
7. Accessibility requirements.
8. Waste management provisions.
9. Proposed performance indicators.
10. Certification objectives, if applicable.

8.5. Design Development

Architectural and engineering designs shall incorporate approved sustainability measures.

8.6. Technical Review

The responsible technical office shall review design documents for compliance with applicable standards.

8.7. Procurement and Contracting

Approved sustainability requirements shall be incorporated into relevant procurement and contractual documents.

8.8. Construction Implementation

Contractors shall implement approved plans and applicable sustainability requirements.

8.9. Construction Compliance Monitoring

The designated project management team shall monitor construction compliance and document material deviations.

8.10. Commissioning and Completion

Relevant building systems shall undergo appropriate testing and verification before turnover and occupancy.

8.11. Certification Application

Where approved, the University shall coordinate the documentation and assessment requirements of the selected certification body.

8.12. Post-Occupancy Monitoring

The University shall evaluate relevant building performance after occupancy and identify necessary operational improvements.

SECTION 9. INSTITUTIONAL SUSTAINABLE BUILDING COMPLIANCE FRAMEWORK

Each covered project shall maintain a Sustainable Building Compliance Matrix.

The matrix shall document:

1. Applicable building standards.
2. Specific sustainability requirements.
3. Proposed design responses.
4. Supporting technical documents.
5. Responsible offices or consultants.
6. Compliance verification results.
7. Outstanding corrective actions.
8. Certification status, if applicable.

The matrix shall be updated at appropriate project milestones.

SECTION 10. ROLES AND RESPONSIBILITIES

10.1. Office of the University President

The Office of the University President shall provide institutional leadership, policy direction, and oversight.

10.2. Office of the Vice President for Administration or Equivalent Office

The designated administrative office shall coordinate implementation of sustainable building requirements.

10.3. Physical Facilities, Engineering, or Infrastructure Office

The designated facilities or engineering office shall:

1. Coordinate project planning.
2. Identify applicable building requirements.
3. Review sustainability design briefs.
4. Monitor technical compliance.
5. Coordinate construction inspections.
6. Maintain relevant project records.
7. Facilitate commissioning and post-occupancy evaluation.

10.4. Planning and Development Office

The designated planning office shall integrate sustainable infrastructure priorities into institutional development plans.

10.5. Procurement Office and Bids and Awards Committee

The responsible procurement bodies shall incorporate approved and legally permissible sustainability requirements into relevant procurement processes.

10.6. Finance and Budget Office

The designated finance office shall support financial planning and evaluation of approved sustainability measures.

10.7. Sustainability or Environmental Management Office

The designated sustainability office or focal unit shall support environmental performance monitoring and sustainability reporting.

10.8. Architects, Engineers, and Technical Consultants

Authorized professionals shall prepare designs and technical documents in accordance with applicable professional standards, building regulations, and approved project requirements.

10.9. Contractors and Service Providers

Contractors shall comply with applicable building regulations, approved technical specifications, environmental requirements, and contractual obligations.

SECTION 11. MONITORING, EVALUATION, AND PERFORMANCE INDICATORS

QCU shall monitor implementation using the following indicators:

Performance indicator	Measurement or monitoring requirement
Sustainable building policy	Approved institutional policy
New building projects assessed	Number and percentage of covered projects with sustainability assessments
National code compliance	Documented compliance with applicable national building requirements

Local green building compliance	Documented compliance with applicable Quezon City Green Building Code requirements
Sustainable design briefs	Number of covered projects with approved design briefs
Energy efficiency provisions	Documented measures incorporated into project designs
Water efficiency provisions	Documented measures incorporated into project designs
Construction waste management	Number of covered projects with approved waste management arrangements
Commissioning	Number of completed buildings with relevant commissioning records
Green building certification	Number of buildings registered, assessed, or certified, reported separately
Post-occupancy monitoring	Number of completed buildings with operational performance assessments
Annual implementation review	Completion of annual sustainable infrastructure review

SECTION 12. DOCUMENTATION AND RECORDKEEPING

QCU shall maintain appropriate documentation demonstrating the application of sustainable building standards.

Relevant records may include:

1. Approved sustainable building policy.
2. Campus infrastructure development plans.
3. Sustainability Design Briefs.
4. Sustainable Building Compliance Matrices.
5. Architectural and engineering plans.
6. Energy efficiency assessments.
7. Water efficiency assessments.
8. Construction waste management plans.
9. Relevant building permits and approvals.
10. Construction inspection reports.
11. Building commissioning records.
12. Certificates of occupancy and other relevant completion documents.
13. Green building certification applications, where applicable.
14. Green building certificates, where awarded.
15. Post-occupancy energy and water performance reports.
16. Annual Sustainable Infrastructure Implementation Reports.

SECTION 13. FUNDING AND RESOURCE SUPPORT

Implementation of this policy shall be supported through appropriate University resources, subject to approved budgets and applicable government financial and procurement regulations.

Project proposals shall consider the costs and long-term benefits of sustainable building features.

Where appropriate, the University may explore authorized funding arrangements, grants, partnerships, or technical assistance supporting sustainable campus infrastructure.

SECTION 14. COMPLIANCE AND ACCOUNTABILITY

All concerned University offices, technical professionals, consultants, and contractors shall comply with applicable building regulations and approved sustainability requirements.

Noncompliance shall be addressed through appropriate technical review, corrective action, contractual remedies, or other lawful procedures.

The University shall not authorize occupancy of a building without the permits, clearances, and approvals required by law.

SECTION 15. PUBLIC DISCLOSURE AND SUSTAINABILITY REPORTING

Upon approval, this policy shall be made publicly accessible through the official Quezon City University website.

The University may publish information concerning:

1. Sustainable building standards adopted.
2. Relevant national and local regulatory frameworks.
3. New building sustainability initiatives.
4. Green building certification activities.
5. Actual certifications awarded.
6. Relevant environmental performance outcomes.

Public statements shall accurately distinguish planned sustainability measures from completed and verified achievements.

SECTION 16. ANNUAL SUSTAINABLE INFRASTRUCTURE REVIEW

The designated coordinating office shall conduct an annual review of sustainable building policy implementation.

The review shall examine:

1. New building projects undertaken.
2. Applicable standards and compliance status.
3. Sustainability design measures.
4. Construction monitoring findings.
5. Certification activities, where applicable.
6. Building commissioning results.
7. Post-occupancy performance.
8. Opportunities for improvement.

Findings shall inform institutional infrastructure planning and future building projects.

SECTION 17. POLICY REVIEW AND CONTINUOUS IMPROVEMENT

This policy shall be reviewed at least once every three (3) years, or earlier when warranted by changes in applicable national and local building regulations, recognized sustainability standards, or institutional development requirements.

Proposed amendments shall be submitted through appropriate University approval procedures.

SECTION 18. SEPARABILITY CLAUSE

If any provision of this policy is declared invalid or unenforceable by competent authority, the remaining provisions shall continue in full force and effect.

SECTION 19. REPEALING AND AMENDING CLAUSE

All existing University policies, memoranda, guidelines, and procedures inconsistent with this policy shall be reviewed and, where appropriate, amended or superseded in accordance with applicable institutional procedures.

SECTION 20. EFFECTIVITY

This policy shall take effect upon approval by the University President, subject to any additional approval requirements under applicable laws, University governance rules, and institutional procedures.

All concerned University offices shall undertake the necessary measures for its dissemination, implementation, monitoring, and evaluation.

APPROVED BY:

DR. THERESITA V. ATIENZA
University President

Date Approved: July 23, 2025

Cc: Office of the Vice President for Academic Affairs
Office of the Vice President for Administration and Finance
Records Management Office

www.qcu.edu.ph @qcu1994 673 Quirino Hwy., Novaliches, Quezon City, Metro Manila, 1116 8806 3081 repl@qcu.edu.ph