

Appendix B2: Single Ordained Text approved by Supreme Decree No. 035-2006-VIVIENDA of the Regulation of Law No. 27157 for Buildings, Procedures for the Statement of a Construction Work Legal Existence (Declaratoria de Fábrica) and the Regime of Real Estate Units of exclusive property and common property concerning to the Building Permit

Article 2º.- Terms:

2.2 Definition of auto construction:

The modality of progressive and planned work directly executed under responsibility of the owner with technical supervision of the delegate of the Work supervision technical commission.

Article 47º.- Conditions for auto construction:

Modality of autoconstruction will be allowed exclusively for residential use, with a top of three stores (3), at the interior of land with area not larger than the corresponding zoning normative size , with a tolerance in excess of 25%.

This modality will be compulsorily conditioned to the work supervision to be conducted by the Work Supervision Technical Commission and to the procedures disposed in Art. 79 of the Regulation.

Article 92º.- Work supervision:

92.3 When the Building Permit is requested without drawings, the supervisor delegate should suggest to the owner, based on the list of rooms submitted by him/her, the project that is most adequate for his/her needs, among those at the municipality project bank. Once the project is chosen, the drawings will be adequate to the land, taking care to fulfill the building regulations in force, specially related to safety..

Said plans, signed and sealed by the supervisor delegate are to be incorporated to the documents submitted for the Building Permit and constitute the drawings of the project.

i) Building permit process:

Article 79º.- Building permit for autoconstruction

1. With submittal of Drawings:

In this case, the owner will conform and proceed to submit the documents according to Art. 75.

Article 75º.- Building permit for new construction

75.1 Requisites:

- a. Procedure form
- b. FUO Part 1 three copies .
- c. Copy of land title document.
- d. Payment certificate.

- e. Certificate of urban and building parameters in force
- f. Location and placement plan.
- g. Architecture, floors, sections and elevation plans.
- h. Structure plans.
- i. Sanitary installation plans.
- j. Electric installation plans.
- k. Environment Impact Assessment where the norms require

2. Without submittal of plans:

When the roofed area is less than 90 m², the owner will not be obliged to submit the work drawings that will be provided by the Municipality. For such, the Municipality should maintain a Project Bank approved and adequate to the locality, that will be constituted with the support of CIP and the CAP.

In this case, the following will be submitted:

- a. FUO Part1, signed by the owner and the lawyer and the Procedure form
- b. List of rooms to be constructed signed by the owner.
- c. Land title document.
- d. Payment certificate.

In this case, the approval by the Technical Commission Approver of Projects is not needed to obtain the building permit, unless the supervisor considers necessary. The procedure is conducted exclusively in the municipal office in charge of the building permit, that communicates to the Work Supervision Committee that the building permit has been issued.

Article 80°.- Formalities

80.1 FUO-Part 1 should be signed by the owner, the lawyer and the professional in charge of the works, who should be a registered architect or civil engineer, unless in the case of autoconstruction when the responsible is the owner.

80.2.- All drawings should be signed and sealed by the professional responsible for the corresponding project and signed by the owner. The project professional and responsible for the work should annex the corresponding professional certifications.

Article 81°.- Drawings and documents

Drawings and documents required for the Building Permit procedure, that accompanies the FUO, will be submitted in only one copy. The set of drawings duly sealed will be kept by the municipality as part of the documents.

Article 82°.- Submittal of the Building Permit documents.

82.1 The officer in charge of the reception will receive the documents for building permit, previous certification that it is in accordance with all requirements for the submittal, and written in the procedure application.

Once the documents are submitted at the reception, procedures should be finished ordinarily after 20 working days, as fixed in item a) Art. 28° of Law No. 27157, as ordinary period for the culmination of the procedure.

Article 28° of Law 27157

a) Once the application form reception receipt is obtained and after 20 working days from the date, without observations from the Municipality referred to the submitted documents, the work can start.

Technical Commission, formed by the architects and engineers appointed by the respective professional associations, has the permanent function of work supervision.

82.2 If the documents are not complete by lack of some required document, the officer will note it in the reception receipt.

The applicant has two (2) working days to complete the documents, restarting the period with the missing document. If corrective measures are not taken, the document will be considered not submitted and will be given back to the reception.

Article 83°.- Project qualification

Soon after the documents are submitted they will be handled to the President of the Project Qualification Technical Commission who will submit it to the pre-qualification process, that will be carried out in a period not longer than (3) days.

For the project qualification by the Project Qualification Technical Commission, the same procedure as the one established for by laws in Articles 67° to 72° of the regulation, except the following:

It will be expressly written in FUO Part I that the delegates have been called, if their intervention is needed.

The maximum term for the Project Qualification Technical Commission issue the result will be twelve (12) working days, except the case foreseen in Art. 70° of the Regulation.

Drawings sealed and signed by the delegated are to be kept in the Municipality as part of the documents.

Article 84°.- Notification of results and the effects

84.1 Project Qualification Technical Commission has twelve (12) working days to issue the result notifying the applicant by written form.

84.2 In case that the result is not favorable, the work cannot be started until the pertinent corrections to the project are made, by reformulating it.

Appendix B3: Law N° 29090 of Urban Habilitation and Buildings

Chapter I

- **Article 10°.- Type of approvals:**

For obtaining the building permit there are four (4) modalities:

Modality A: Automatic approval, (single family up to 120.00 m2 constructed).

- **Modality "A": Automatic approval**

In order to obtain the licenses regulated by the present law, procedure of automatic license requires only the submittal of FUO Part 1 to the concerned municipality accompanied by the requisites established in the present Law. **The copy of the submitted application form is the same building permit**, previous the corresponding payment and from this moment the works can be started.

This modality refers to:

Construction of a one family housing up to 120.00 m2 constructed, always when it is the only construction in the lot.

Chapter III

- **Article 25°.- Requisites**

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For modality A:

- 1.- Official Single Application Form (FUO Part 1), duly signed by the applicant, and being the case, the responsible professional
- 2.- Land title document issued by the register office.
- 3.- In case the applicant is not the building owner, the representation should be proved
- 4.- Location plan and floor plan of the work to be executed
- 5.- Payment certificate of the building permit

Appendix B4: Law N° 27444 of the General Administration Procedures concerning the principles of administration procedures

This law is applicable to all entities of the Public Administration, regulates the administrative procedure and is mainly sustained in principles that allow a better administration of the public function; we mentioned two principles that we consider fundamental.

Article IV.- Principles of administrative procedure

Principle of velocity.

- Who participate in the procedure should adjust the actuation in a manner so that the procedure is provided with maximum dynamics, avoiding procedures that make the development or constitute formalisms, in order to achieve a decision in a reasonable time, without removing from the respective authorities the due procedure or breaking the legal ordainment.

Principle of simplicity.

- Procedures established by the administrative authority should be simple, eliminating all unnecessary complexity; that is the required requisites should be rational and proportional to the end to be fulfilled.

Appendix B5-Schedule of Work and Inspection

[illegible]

NOTE:
ADEQUATE DATE FOR INSPECTION (CHOOSE ONE DAY)

Appendix B6: Illustration of Activities to Inspect



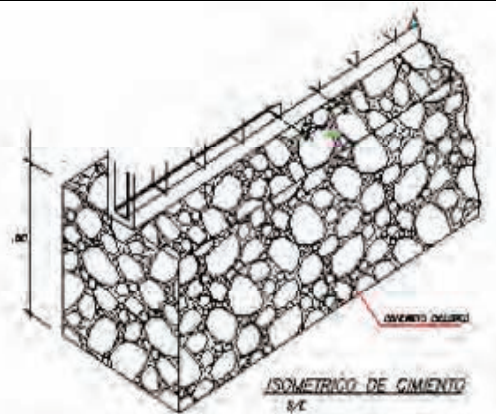
1.- Respect the property boundary without invading sidewalks or neighbors



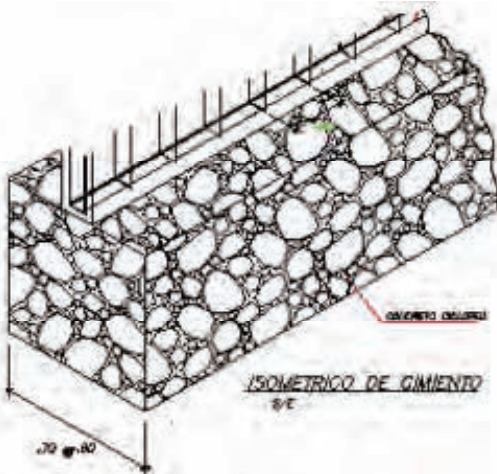
2.- Marks with plaster must coincide with the drawings.



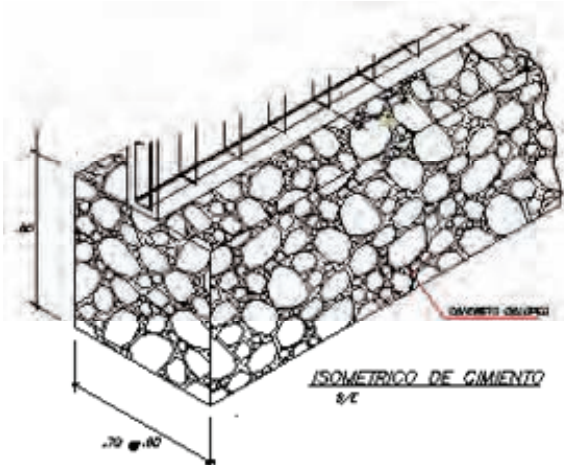
3.- Type and proportion of members found in the land excavation.



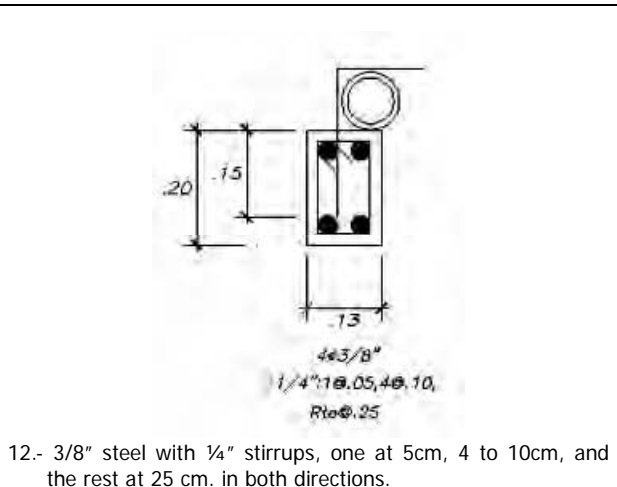
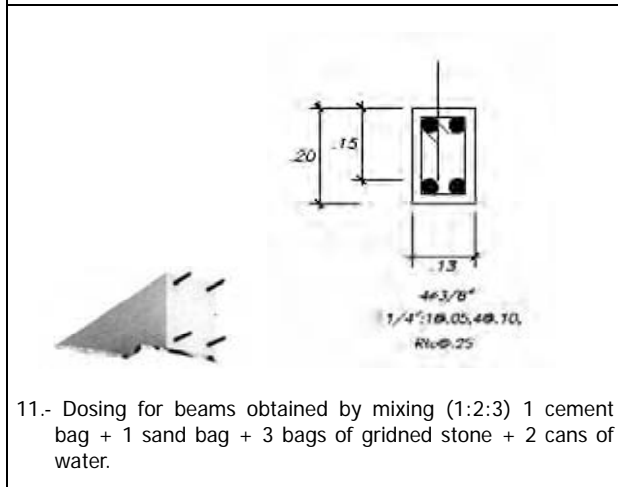
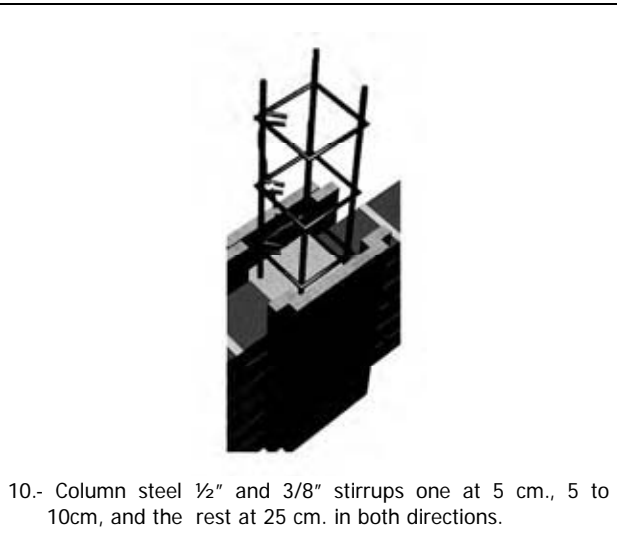
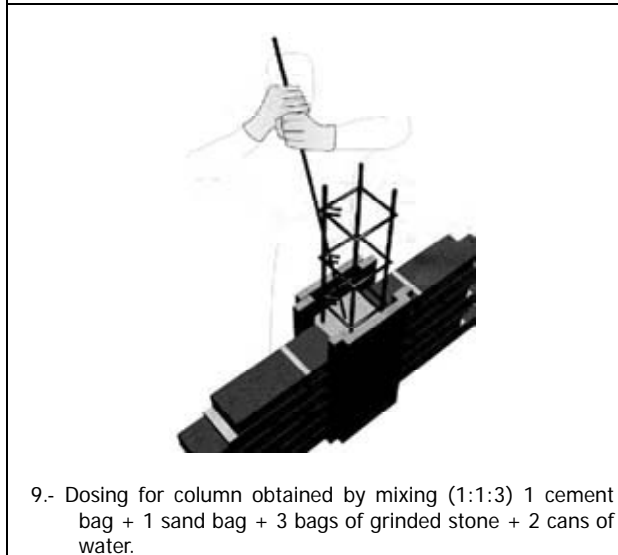
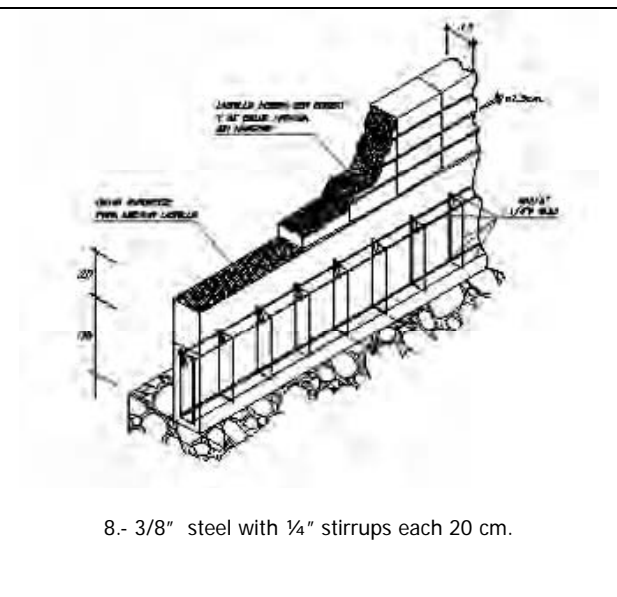
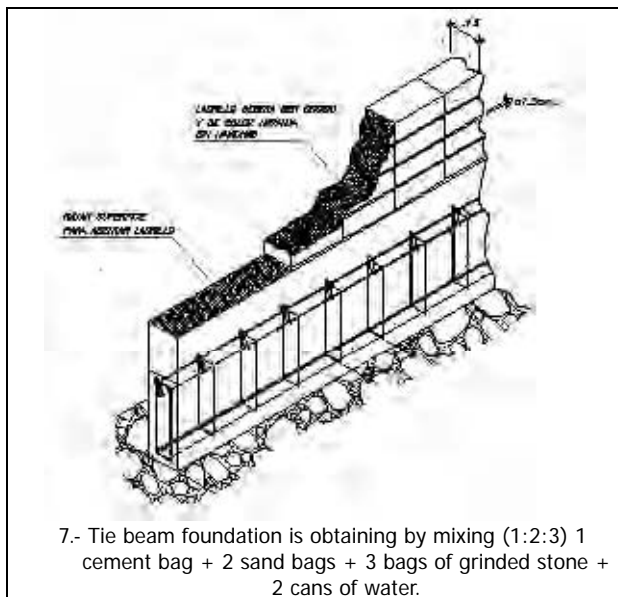
4.- Verify that the bottom of foundation is at least 80 cm..

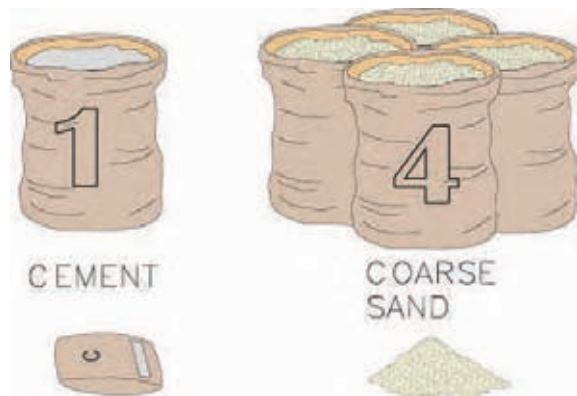


5.- Verify that the foundation width is at least.

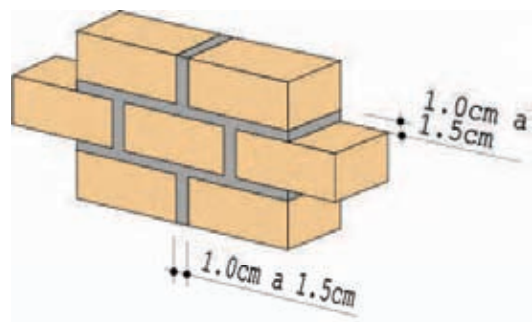


6.- Dosing for foundation mix is (1:2:3) 1 cement bag + 2 sand bags + 3 bags grinded stone + 2 cans of water + 30% of big stones 10"

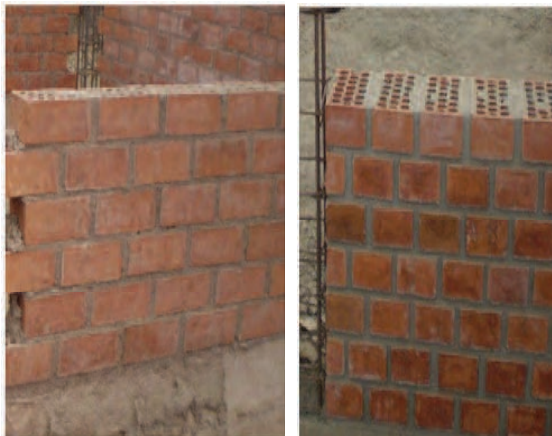




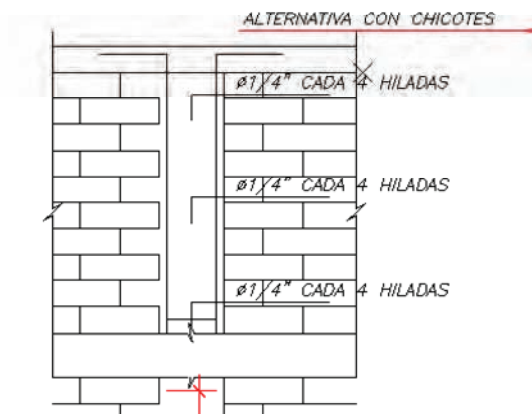
13.- Mortar dosing by mixing (1:4) 1 cement bag + 4 sand bags.



14.- Joint thickness between bricks 1 to 1.5 cm.



15.- Verify that walls are laid with holes down lengthways or with holes downward and breadthways



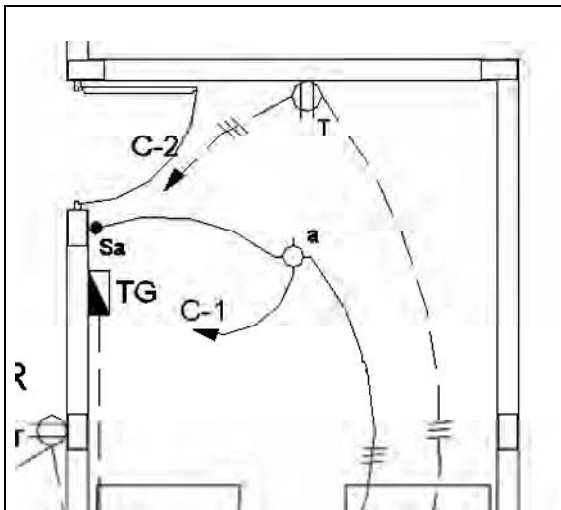
16.- ¼" steel with 40 cm. at the interior of the wall, 12.5 cm. at the interior of the column and with a 10 cm. foot each 4 brick fastening



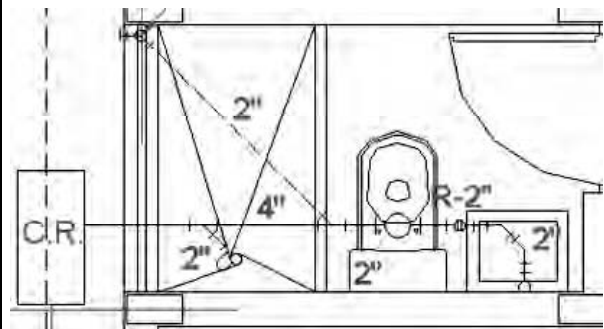
17.- Jag is 5 cm.



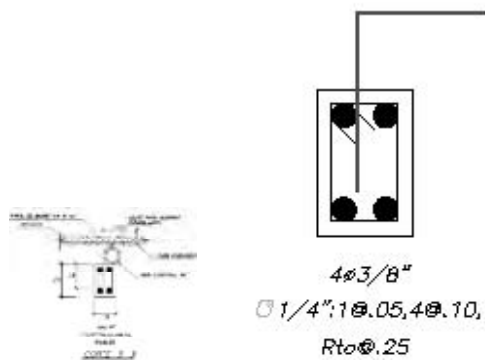
18.- Verify that electric, water and drainage pipelines are located in walls and not in beams/columns.



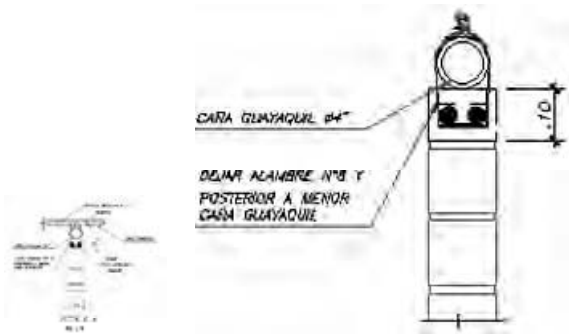
19.- Verify that piping and cables used are indicated in the drawings



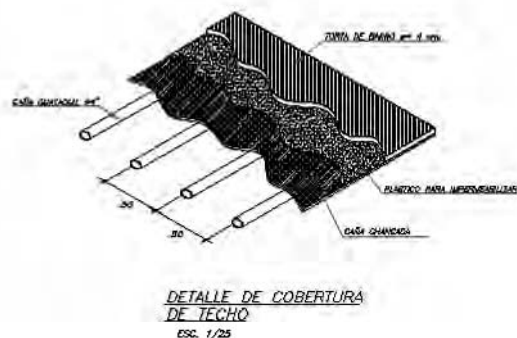
20.- Verify the use of type of piping and accessories are indicated in the drawings.



21.- Should be 10 cm. inside the beam, holding the caña with a 20 cm. foot for future amplifications









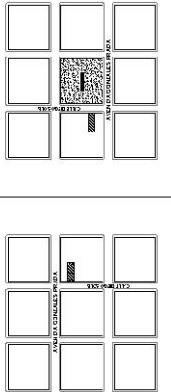
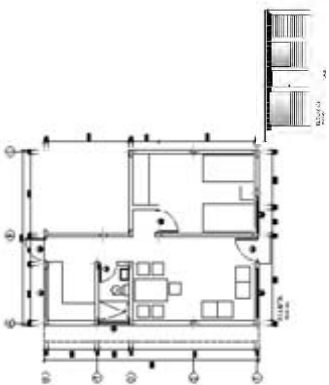
22.- Wire N° 8 will be used from the interior of the beam to fasten the caña.

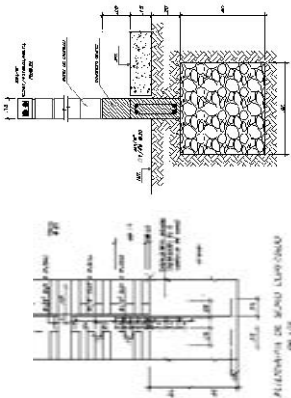
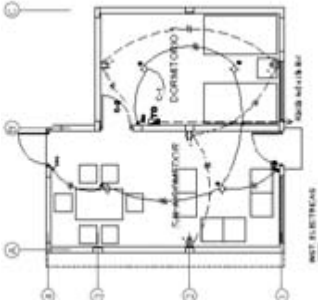
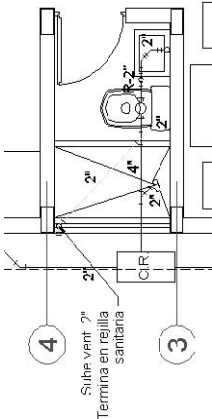


23.- 50 cm., fastened to hooks and/or anchors

Appendix B7: Check list for inspection

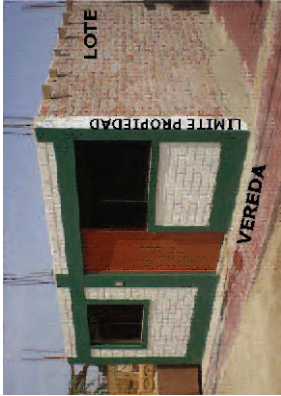


1° REVISION OF DOCUMENTS NEEDED FOR INSPECTION

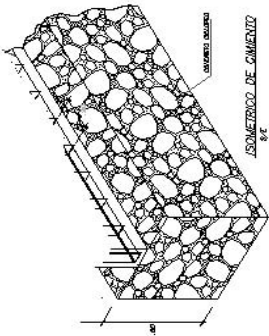
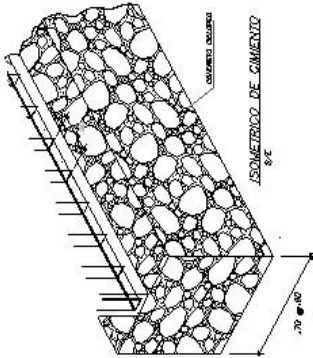
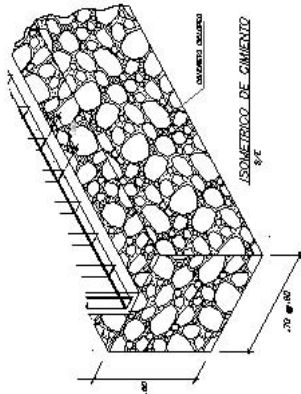
DOCUMENT	DESCRIPTION	MINIMUM REQUIREMENTS	ILLUSTRATION	No.	SATISFACTORY	UNSATISFACTORY	OBSERVATIONS												
TECHNICAL SPECIFICATIONS	DETAIL OF CONSTRUCTION PROCESSES, CHARACTERISTICS OF MATERIALS, ETC.		<table><tr><th>SIMBOLOGIA</th><th>DESCRIPCION DE LA OPERACION</th><th>TIEMPO</th></tr><tr><td></td><td>Entero de la bodega la cantidad a usar</td><td>5 minutos</td></tr><tr><td></td><td>Muestra el material añadiendo agua limpia y filtrado de soda, batiendo hasta la consistencia deseada.</td><td>3 horas</td></tr><tr><td></td><td>Probar la toxicidad, coloración, tamaño y otros para la preparación.</td><td>5 minutos</td></tr></table>	SIMBOLOGIA	DESCRIPCION DE LA OPERACION	TIEMPO		Entero de la bodega la cantidad a usar	5 minutos		Muestra el material añadiendo agua limpia y filtrado de soda, batiendo hasta la consistencia deseada.	3 horas		Probar la toxicidad, coloración, tamaño y otros para la preparación.	5 minutos				
SIMBOLOGIA	DESCRIPCION DE LA OPERACION	TIEMPO																	
	Entero de la bodega la cantidad a usar	5 minutos																	
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	Probar la toxicidad, coloración, tamaño y otros para la preparación.	5 minutos																	
LOCATION PLAN	IDENTIFICATION OF AVENUES AND/OR PERIPHERAL ROADS, NEIGHBORING LOTS, ETC.																		
ARCHITECTURE DRAWINGS	SIZE OF LOTS, SPACE DISTRIBUTION, HEIGHT AND THICKNESS, FACADE (FRONT) ILLUSTRATION																		

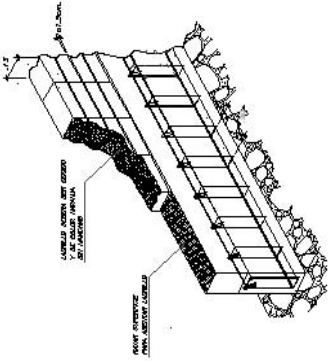
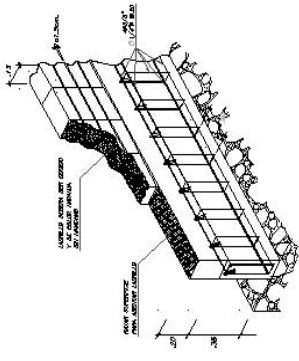
STRUCTURE DRAWINGS	DIAMETER OF STEEL AND STIRRUPS IN FOUNDATION, TIE BEAMS, COLUMNS AND BEAMS. TYPE OF CONCRETE TO BE USED.						
ELECTRIC POWER INSTALLATION DRAWINGS	0						
SANITARY INSTALLATION DRAWINGS	TYPE AND SIZE OF WATER AND SEWAGE PIPE LINES, PIPING ROUTE, QUANTITY OF VALVES, WATER USE POINTS, SEWAGE, MANHOLE, ETC.						

2° WORKS AT THE CONSTRUCTION SITE

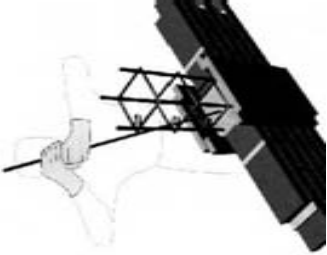

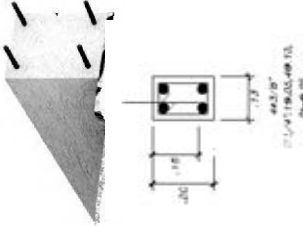
2.1.- INSPECTION N° 1

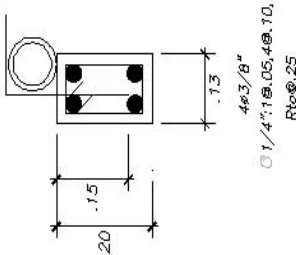
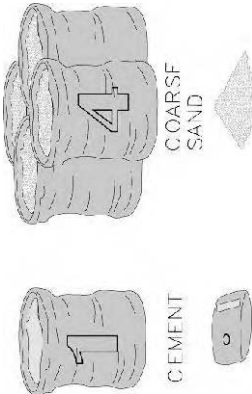
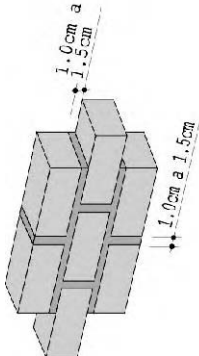
ACTIVITY	DESCRIPTION	MINIMUM REQUIREMENTS	ILLUSTRATION	No.	SATISFACTORY	NO CONFORME	OBSERVACIONES
ALIGNMENT OF THE FRONT	TO RESPECT THE PROPERTY BONDARY WITHOUT INVADING SIDEWALKS OR NEIGHBORS. RESPECT THE REGULATED RETREATS			1			
OUTLINE	MARKS WITH PLASTER SHOULD COINCIDE WITH THE DRAWINGS			2			
TYPE OF SOIL	TYPE AND PROPORTION OF MEMBERS FOUND IN THE SOIL EXCAVATION			3			

FOUNDATION DEPTH	VERIFY THAT IT IS AT LEAST 80 CM. DEEP	2.1		4		
FOUNDATION WIDTH	VERIFY THAT IT IS AT LEAST 60 CM. WIDE.	2.1		5		
CYCLOPEAN CONCRETE	DOSING OBTAINED BY MIXING (1:10:3) 1 CEMENT BAG+ 10 HORMIGON BAGS+ 3 LARGE 10"STONE BAGS	1.3 a)		6		

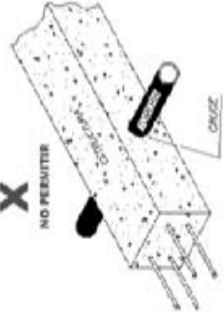
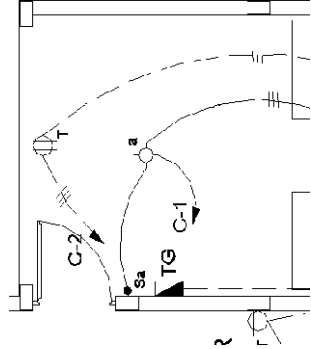
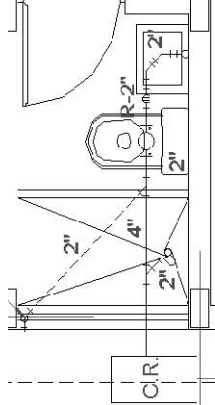
			7			
						
			8			
						
				1.1 - a)		
				2.2 a)		
					DOSING BY MIXING (1:2:3) 1 CEMENT BAG+ 2 SAND BAGS + 3 BAGS OF CRUSHED STONE + 2 CANS OF WATER	
					3/8" STILL WITH 1/4" STIRRUPS EACH 20 CM.	
					TIE BEAM: CONCRETE 175KG/CM2	
					TIE BEAM: STEEL DIAMETER	

2.2.- INSPECTION N° 2

ACTIVITY	DESCRIPTION	MINIMUM REQUIREMENTS	ILLUSTRATION	No.	SATISFACTORY	NO CONFORME	OBSERVACIONES
COLUMN: CONCRETE: 210 KG/CM2	DOSING BY MIXING (1:2:3) 1 CEMENT BAG+ 2 SAND BAGS+ 3 CRUSHED STONE BAGS + 2 CANS OF WATER	1.1 a)		9			
COLUMN: STEEL DIAMETER	3/8" STEEL WITH 1/4" STIRRUPS ONE AT 5CM, 4 AT 10 CM. AND THE OTHERS AT 25 CM IN BOTH DIRECTIONS.	2.2 c)		10			
BEAM: CONCRETE 210/CM2	DOSES BY MIXING (1:2:3) 1 CEMENT BAG+ 2 SAND BAGS+ 3 CRUSHED STONES+ 2 CANS OF WATER	1.1 a)		11			

BEAM: STEEL DIAMETER	3/8" STEEL WITH 1/4" STIRRUPS ONE AT 5 CM, 4 AT 10 CM, AND THE OTHERS AT 25 CM IN BOTH DIRECTIONS.	2.2 c)		12			
MORTAR JOINT THICKNESS	DOSING BY MIXING (1:4) 1 CEMENT BAG + 4 SAND BAGS	1.2 a)		13			
MORTAR JOINT THICKNESS	JOINT THICKNESS BETWEEN BRICKS BETWEEN 1 and 1.5 CM	3.4		14			

2.3.- INSPECTION N° 3

ACTIVITY	DESCRIPTION	MINIMUM REQUIREMENTS	ILLUSTRATION	No.	SATISFACTORY	NO CONFORME	OBSERVACIONES
INSTALLATIONS SHOULD NOT CUT MEMBERS	VERIFY THAT ELECTRIC, WATER AND DRAINAGE PIPELINES ARE LOCATED IN WALLS AND NOT IN BEAMS/COLUMNS.			18			
ELECTRIC INSTALLATIONS	TYPE AND SIZE OF POWER SUPPLY PIPE LINES, TYPE OF CABLES, QUANTITY OF POWER OUTLETS, SWITCHES, POWER USE POINTS, METERS AND SWITCH BOARD			19			
SANITARY INSTALLATIONS	TYPE AND SIZE OF WATER AND SEWAGE PIPE LINES, PIPING ROUTE, QUANTITY OF VALVES, WATER USE POINTS, SEWAGE, MANHOLE, ETC.			20			

2.4.- INSPECTION N° 4

ACTIVITY	DESCRIPTION	MINIMUM REQUIREMENTS	ILLUSTRATION	No.	SATISFACTORY	NO CONFORME	OBSERVACIONES
WORK COMPLETION	VERIFY THE TYPE OF FINISHING USED AND THE WORK COMPLETION						