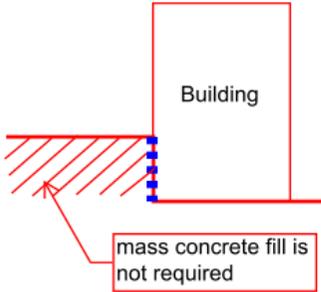


Summary of Items Discussed in 3/2014 APSEC Discussion Forum on 16 May 2014

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>Matters Arising – 2/2014 APSEC Discussion Forum on 14 March 2014</u></p> <p>(a) Pursuant to item 3 of last APSEC Discussion Forum, BD advised that “ward” in hospitals should be considered as habitable space in future coming projects, despite its being otherwise considered in many older cases. Please kindly clarify the following:-</p> <ul style="list-style-type: none"> - GFA of "ward" in hospitals maintained unchanged and to be accounted as non-domestic; - Would BD consider exemption of maximum 9m distance from prescribed window for hospital as hospital is centrally air-conditioning like office? If not, this will definitely impose constraints and limitations on the efficiency as single-loaded 3-bed wards or common wards accommodating more than 6 beds would not be feasible. - As some hospital projects has already commenced works based on previously accepted practice, a grace period should be adopted for those projects with works already commenced. 	<p>(a) The BD confirmed the GFA of "ward" in hospitals was to be accounted as non-domestic.</p> <p>On Form BA16 application for modification of the requirement on the 9m distance from prescribed window for "ward" in hospitals, the BD would seek comments from the Hospital Authority or Department of Health.</p> <p>For individual project with superstructure works in progress, the AP could approach the case officer to follow up.</p>

	<p>(b) Pursuant to item 3 of last APSEC Discussion Forum, it is suggested to define the minimum floor to ceiling headroom requirement for bathroom to 2.3m to avoid argument on measurement as most bathroom sometimes involve drop slab or flat beam. False ceiling and bulkhead would be disregarded in the measurement of the headroom and prescribed window requirement would not be required for bathroom.</p>	<p>(b) To facilitate further discussion, HKIA would prepare justifications for the proposed 2.3m bathroom clear height measured from the floor to the soffit of the sunken slab above.</p>
<p>2.</p>	<p><u>Code of Practice for Fire Safety in Buildings 2011 (FS Code)</u></p> <p>(a) FS Code Part E - Applicable Standard for Fire Testing</p> <p>In FS Code Part E (Fire Properties of Building Elements and Components), BS EN standard is now generally recognized by BD for fire resistance tests while the use of British Standards BS476 “<i>will still be applicable until they are obsolete</i>”.</p> <p>As most building materials need a long lead time for order and delivery, it is suggested to interpret “until they are obsolete” as “until they are revoked” to set a clear definition for the industry and a reasonable grace period of 12 months should also be allowed after the BS standard is revoked.</p> <p>(b) FS Code Clause C10.3 – Atrium</p> <p>In a previous Forum, it was agreed that the requirement of</p>	<p>(a) The matter would be followed up in the Technical Committee to review the interpretation of "until they are obsolete" and make reference to the original meaning when the FS Code was drafted.</p> <p>(b) The BD reconfirmed that the requirement of atrium generally applied to commercial premises and might not be applicable to multi-levels void spaces commonly adopted in school projects</p>

	<p>Atrium generally applied to commercial premises and was not applicable to multi-levels void spaces in School which was naturally ventilated. Members advised that this was generally observed by BD officers until recently members reported similar cases happened again and request was made for fire shutters around multi-level void spaces in Schools. It is suggested that BD convey the message again to the front-line officers.</p>	<p>which was naturally ventilated. The BD advised that APs could made reference to the relevant Summary of Items Discussed in previous APSEC Forum to the case officers if necessary.</p>
<p>3.</p>	<p><u>Inaccessible Void</u></p> <p>It is suggested to standardize the requirement of the enclosing wall and slab for inaccessible void to be minimum 250mm thick reinforced concrete. Mass concrete fill should not be required if minimum 250mm thick reinforced concrete wall and slab are provided.</p>	<p>Inaccessible voids should in general be accountable for gross floor area calculations unless such design could be acceptable to the BD or anti-abuse design features would be provided to the satisfaction of the BD.</p> <p>The BD advised that there was generally no need to provide mass concrete fill, RC slabs below-grade, etc. as anti-abuse measures on open areas such as private gardens around a building as shown in the diagram below as the building itself should be separated from the open area by a retaining wall.</p>  <p>The diagram illustrates a building footprint (a rectangle) on a level ground. To the left of the building, there is a retaining wall, represented by a vertical line with blue dashed lines. The area to the left of the retaining wall is shaded with red diagonal lines, representing an open area. A red arrow points from a callout box containing the text 'mass concrete fill is not required' to the retaining wall.</p>

4.	<p><u>Protective Barrier</u></p> <p>HKIA members have strong reservation to the recent new requirements on protective barrier and request for a critical review on the practicality and unnecessary limitation to the architectural design. A workshop with BD and other stakeholders is requested prior to the finalization of the draft revised PNAP.</p>	<p>The BD would set up a working group under the APSEC to review the draft revised PNAP prior to its finalisation.</p> <p>[Post-meeting note: An invitation email was sent to APSEC members from HKIA, HKIE, HKIS and AAP and BSC members from HKCA and REDA on 12 June 2014 for nominations to join the working group.]</p>
5.	<p><u>Long Escalators</u></p> <p>It is our understanding that for a long escalator within an atrium void or the like spanning more than 1 storey in height, only the escalator itself together with the covered floor area at the lowermost floor are accountable for GFA, but NOT those covered air spaces at intermediate floors above. Please confirm our understanding is correct.</p>	<p>The BD requested HKIA to propose the extent of accountable GFA involved for long escalators within atrium void for consideration.</p> <p>[Post-meeting note: HKIA provided 3 different cases where the long escalators would be situated either in an atrium void space or an open courtyard. For each case, schematic plans, sections and respective GFA diagrams illustrating the proposed extent of GFA calculations were provided for the BD's consideration.]</p>
6.	<p><u>Issuance of Consent</u></p> <p>We note from the last BSC/APSEC meeting that actual dates will be adopted by BD in approval or consent letters in case processing time of the application goes beyond the statutory period as stated under BO.</p>	<p>The BD advised that in case the processing of a consent application had not been completed within the statutory period while all information from AP/RSE/RGE had been provided and the prerequisites had been complied with, the AP/RSE/RGE could</p>

	<p>For consent application, in case a Form BA10 is submitted upon expiry of the 28 days' period and site works actually commence 7 days thereafter, please confirm that BD will not revoke/reject the already submitted Form BA10 despite the fact that the consent might actually be issued and dated beyond the commencement date shown in the Form BA10.</p>	<p>submit the Form BA10 on the 29th day counting from BD's date of receipt of the respective Form BA8. The relevant site works could be commenced 7 days thereafter from the submission of a Form BA10.</p> <p>In this regard, the AP should closely liaise with the BD case officer to avoid any misunderstanding.</p>
	Items raised by HKIE	
7.	<p><u>Smoke Seal for the Fire Rated Door</u></p> <p>We would like to clarify if "Smoke Seal" is required for the bottom of the fire door. According to FS Code, "smoke seal" is not required (extracted attachment refers). However, some area BS still request to provide.</p> <p>It is also noted that a max 10mm gap between the bottom part of the door and the finished floor level is allowed. Would BD please advise.</p>	<p>The BD advised that smoke seal for fire rated door should be provided strictly in accordance with the FS Code.</p>
8.	<p><u>CoP on Structural Use of Concrete 2013</u></p> <p>You may note that whilst the CoP on Structural Use of Concrete 2013 has been fully implemented after 28 Feb. 2014, Grade 500 re-bar is yet to be available in the market. It is noted the HKCA has submitted a letter seeking assistance from your department. We would like to know the latest situation to facilitate our structural design.</p>	<p>Urgent ad hoc meetings would be held between the Steering Committee on Concrete Technology and the steel importers (stockists) to discuss the issue. The BD would advise HKCA the discussion progress of the two parties in resolving the problem in due course.</p>
	Item raised by AAP	
9.	<u>The FS Code – Temporary Refuge Spaces (TRS)</u>	

	<p>(a) Whether alternative arrangement shown on attached modified Diagram B6 of the TRS is acceptable (Mark A).</p> <p>(b) Whether the modified Diagram B7 better shows the intent (Mark C and Mark D).</p> <p>(c) Acceptable dead end distance for manoeuvring of wheelchairs in corridor as per 31(2) of BFA 2008. Apparently there is discrepancy in the Diagram in the Addenda as there is no dead end situation for wheelchair manoeuvring. Please confirm that the marking on the modified Diagram B6 is acceptable (Mark B).</p>	<p>(a) The BD advised that it was not the intention that the TRS should abut the 1500 x 1500mm fireman lift lobby zone. The arrangement at Mark A could be accepted in principle.</p> <p>[Post-meeting note: The clear width of the exit route adjacent to the TRS should comply with FS Code.]</p> <p>(b) The BD had no objection to the arrangement shown in Marks C and D as the minimum width of the exit route would not be reduced due to the TRS. The BD would review these diagrams.</p> <p>(c) The BD would clarify whether the 3500mm distance should include the 1.5m x 1.5m wheelchair turning space at dead-end.</p>
	Item raised by the BD	
10.	<p>Watermarks on Plans viewed via Internet BRAVO</p> <p>The new version of the BRAVO system was launched on 3 March 2014. One of the enhanced features was that digitized plans for viewing would be overlaid with watermarks vis-à-vis hardcopies of plans acquired from the BD.</p>	<p>Plans viewed via the new version of the BRAVO system would be with watermarks to avoid illegal capturing of the digital images of these plans. The BD would not accept and might instigate appropriate action upon the receipt of submissions with illegitimate plans.</p>

	AOB Items	
11.	<p><u>Quality of Plan Submissions</u> (Item raised by the BD)</p> <p>The BD would improve its efficiency by enhancing the curtailed checking system for various types of plan submissions. Under the BO, it was the AP/RSE/RGE's statutory duty to ensure their submissions were in compliance with the BO and Regulations. In this connection, the BD would tighten the existing audit check system to ensure the quality of plan submissions.</p>	<p>Further to the discussions in the Joint BSC and APSEC 5/13, 1/14 and 2/14 Meetings, the BD would set up a working group under APSEC to benchmark the quality of plan submissions.</p> <p>[Post-meeting note: An invitation email was sent to APSEC members from HKIA, HKIE, HKIS and AAP and BSC member from REDA on 10 June 2014 for nominations to join the working group.]</p>
12.	<p><u>Design and Construction Requirements for Residential Buildings for Energy Efficiency</u> (Item raised by the HKIA)</p> <p>HKIA proposed a round-up approach for RTTV calculations.</p>	<p>The BD had no objection to HKIA's proposed round-up approach for RTTV calculations (i.e. based on the highest absorptivity of the tile for RTTV calculations irrespective of different types of tile being used) to streamline the calculation process.</p>
13.	<p><u>Application for Occupation Permit</u> (Item raised by AAP)</p> <p>It was now very common that APs were requested to submit GBP amendment for minor discrepancies identified during OP inspection instead of rectifying them on record plans. Recently, APs were also asked to withdraw the OP application and the BD would not accept any</p>	<p>According to PNAP APP-13, the AP/RSE/RGE should submit and secure approval of amendment plans in advance of an application for OP. Record plans should not contain any amendments which have not been approved except for minor positional deviations from the</p>

	<p>resubmission of OP application until the GBP amendment is approved. This practice was creating unnecessary duplication of effort to the BD officers and the industry, and AAP suggested the BD to reconsider adopting the practice in the past.</p>	<p>approved plans which did not contravene the BO and Regulations. In this connection, any discrepancies identified during OP inspection other than minor positional deviations would require formal approval.</p> <p>The extant practice of withdrawal and resubmission of the OP application was generally acceptable while the amendment plans were under process. BD's staff would also process the amendment plans pragmatically to facilitate the processing of the OP application, as far as practicable.</p>
14.	<p><u>Timely Acknowledgment of Form BA14 for A&A works</u> (Item raised by AAP)</p> <p>AAP noted that the acknowledgement of some Form BA14 had been delayed for about 2 years which had created difficulty to the industry as the certificate of practical completion could not be issued until the Form BA14 was acknowledged by the BD. Late comments from the BD also created difficulty to the AP and RC in following up the comments due to change in personnel. For licence applications involving Form BA14, e.g. swimming pool, guesthouse, hotel, school etc., delay in the acknowledgement of Form BA14 had caused serious problem to the applicant.</p>	<p>The BD advised that staff were requested to expeditiously follow up Form BA14 received in 2013 and early 2014 but without record of a reply had been provided to the AP. The target to complete this task was 31 May 2014. For Form BA14 received before 2013 with similar situation would be followed up by end of August 2014.</p>