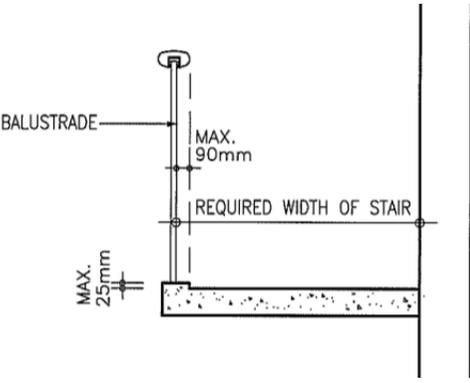


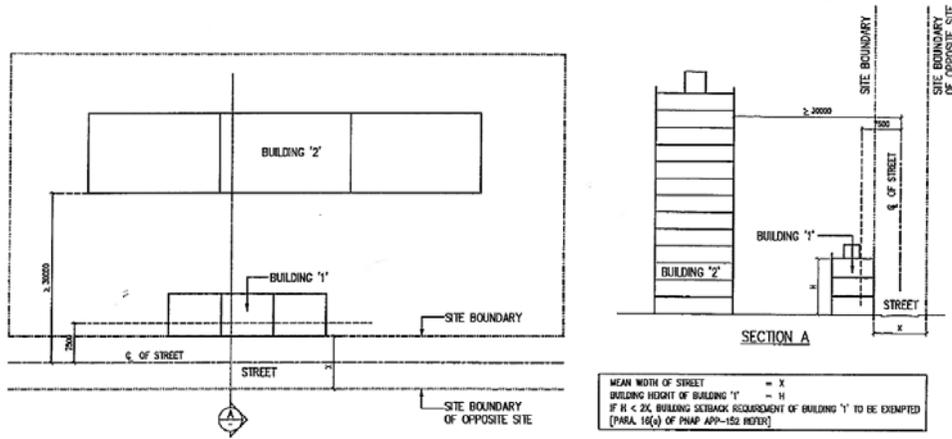
Summary of Items Discussed in 4/2014 APSEC Discussion Forum on 8 August 2014

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>Matters Arising from Previous Discussion Forum</u></p> <p>(a) Item 3 in Discussion Forum held on 10 Jan 2014</p> <p>The interpretation of vertical greening and horizontal greening at sunken court right abutting a street has to be further discussed as mentioned in our response to the draft Summary of Items Discussed.</p> <p>(b) Item 8 in Discussion Forum held on 10 Jan 2014</p> <p>The interpretation of measurement of required width of staircase in case of minor upstand of 25 mm at the edge has to be further discussed as mentioned in our response to the draft Summary of Items Discussed.</p> 	<p>(a) The BD reiterated that the acceptance of each proposal of vertical greening and horizontal greening at sunken court will be considered on its merits on a case-by-case basis. Members were advised to re-examine the minutes for the item in the previous discussion forum.</p> <p>(b) The BD advised that the interpretation of measurement of required width of staircase as demonstrated in the sketch attached to the Items Proposed for Discussion was correct in principle.</p>

	<p>(c) Item 13 in Discussion Forum held on 6 Jan 2012</p> <p>It was confirmed at the Forum that for flat roofs with designated uses such as open landscaped garden, fire escape staircases were required, though there would be no requirement on travel distance (unless such flat roof is used as licensed area for say PPE, etc.). Subsequently, the BD further advised at a HKIA's seminar dating back to end 2012 that for the former situation (i.e. flat roof not used as licensed premises), only ONE escape staircase would suffice for such flat roof. As this supplement has not been recorded in writing, we would like to have it documented in this Discussion Forum for stakeholders' reference.</p> <p>(d) Item 1 in Discussion Forum held on 14 Mar 2014</p> <p>Just a follow up to see whether the message could be conveyed to fellow practitioners that the list of non special hazard areas shall be adopted.</p>	<p>(c) The BD considered that whether only ONE escape staircase was sufficient for flat roofs on podium which was not used as licensed premises, depended on the layout of the building. Hence its acceptance had to be considered on a case-by-case basis while the requirement on travel distance might be relaxed. In the case of flat roof attached to a residential unit, it was accepted that exit staircase might not be required as it should be accessible from the residential unit.</p> <p>(d) The BD advised that the list of non-special hazard areas would be included in the minutes for the Discussion Forum held on 14 Mar 2014.</p> <p>[Post-meeting Note : The list was discussed in the Technical Committee on FS Code on 23.1.2015 and might be further reviewed.]</p>
2.	<p><u>GFA Issues</u></p> <p>(a) Exemption of Covered Vehicular Lay-by from GFA</p> <p>Ancillary covered carpark and loading/unloading bays are treated as disregarded GFA under B(P)R 23(3)(b). Ancillary covered vehicular lay-by for setting-down/boarding of passengers required to be provided</p>	<p>(a) The BD clarified that genuine cases of ancillary covered vehicular lay-by for setting-down / boarding of passengers required to be provided under lease and/or at the requirement of TD would be favourably considered for exemption from GFA calculations.</p>

<p>under lease and/or at the requirement of TD in accordance with the HK Planning Standard & Guidelines is proposed to be treated like-wise whereby exemption could be granted on a readily basis.</p> <p>(b) Exemption of private staircase and lift shaft serving a residential unit/house in a communal underground carpark from GFA</p> <p>Para 14 of PNAP APP-2 states that if staircases, lift shafts and vertical ducts serve underground carparks as well as other floors, the BA may consider discounting the portion of these staircases, lift shafts and ducts at underground carpark floors from GFA calculation. Please confirm if such exemption will also apply to private staircase and lift shaft serving a residential unit or a house when such private staircase and lift shaft is situated in an underground carpark serving a group of residential units/houses.</p> <p>(c) Exemption of Architectural Feature extended from Curtain Wall from GFA</p> <p>As discussed in previous Forum, in the case of a curtain wall with thickness of say 300 mm for a non-domestic building, we may apply for exemption of 250 mm depth and include 50 mm depth of the curtain wall in GFA. It is also discussed in previous Forum that we may get exemption for a 250 mm deep curtain wall with another 250 mm architectural feature projected from the surface of curtain wall. The question is if the architectural projection is 500 mm from the curtain wall surface, can we not adopt the same principle to include 250 mm of</p>	<p>(b) The BD advised that genuine cases of private staircase and lift shaft, serving a residential unit or a house, situated in a communal underground carpark serving a group of residential units or houses would be accepted for exemption from GFA calculations.</p> <p>(c) The BD considered that it was not acceptable to measure the projection of an architectural feature from the surface of a curtain wall as an architectural feature should be measured from the surface of an external wall. For an architectural feature with projection exceeding 500 mm from an external wall, it would be acceptable to include in GFA calculation only that part of architectural feature outside the 500 mm projection while the portion within the 500 mm projection should be exempted from GFA calculations.</p>
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	architectural projection in GFA and obtain exemption for the rest.	
3.	<p><u>SBD Guidelines - Interpretation of Set Back requirements</u></p> <p>Para 16(a) of PNAP APP-152 states that the building set back requirements may be exempted if the height of the ‘building’ is less than 2 times the mean width of the street. In the case of a site with more than one buildings in a site, it is our understanding that the height of the ‘building’ is taken to be the height of that particular building which is abutting or close to the public street concerned, but not the height of the highest building within the same site if such other building(s) are not less than 30m away from the centre line of the public street concerned and are by themselves satisfying the Building Set Back requirement.</p> <p>As exemplified by the sketch plan, the low block building ‘1’ should be exempted from the building set back requirement as its height is < 2 times the mean width of the abutting street and the higher building ‘2’ is not less than 30m from centre line of the street. Please confirm our understanding is correct.</p>	<p>The BD advised that the building set back requirements for separate buildings in the same site should be considered separately, each according to its own circumstances.</p>



4. Administrative Issues

(a) Interpretation of “Resubmission”

In view of the term of “resubmission” is commonly used in circular letters and PNAPs for implementation criteria for application of new regulation requirements, it is necessary to clarify the interpretation of “resubmission” that it relates only to those plans which are disapproved for the first “new submission” and then re-submitted to the BD for first approval instead of all re-submissions made after the “new submission” including “amendment submissions” which are made after the first approved submission, as there cases some BS consider “amendment submissions” as new submissions.

In the case of amendment submissions, it is illogical to treat “any further submissions” subsequent to disapproval of an amendment submission as “fresh application” and hence called a “resubmission” thereby invoking

(a) Representatives from REDA and professional bodies shared that unlike long accustomed practice of applying B(A)R 30(3)(a) only in disapproval of first submission on the ground of BO section 16(1)(i), the recent change in frequent use of BO section 16(1)(i) in disapproval of amendment submission hence invoking B(A)R 30(3)(a) created confusion on the threshold for application of new regulations and made it difficult for stakeholders to plan the development programme. The BD responded that in case of further amendment after the rejection of an amendment submission, if the issue involving the invocation of BO section 16(1)(i) would be dropped in the subsequent amendment submission, B(A)R 29(3) should not be applicable. It was understood that REDA had separately written to the BD on this issue, which would be separately discussed at the APSEC meeting.

the application of B(A)R 30(3)(a). Supposing in view of the disapproval, the AP chooses to drop the changes in the disapproved amendment but he has to submit another minor amendment based on the original approved scheme, there is no reason to deem such a minor amendment a “fresh application”. Also, such condition of “fresh application” might let some of the BD front line staff to treat such further amendment as requiring to comply with new regulations imposed after the first approval, which is of course in conflict of the principles of application of new regulations.

Thus, the BD is requested to reconsider the use of such conditions of treating “submission of further particulars or other plans consequent upon the refusal of the BA” as “fresh application” and “re-submission” to be considered as “plans submitted for the first time” which “regulation 30(3)(a) of the B(A)R applies.”

(b) Clarification of application of BO 16(1)(i)

Previously, BO 16(1)(i) was usually used in the case of disapproval of first submission, which is understandable. Recently, it is frequently used in the case of disapproval of amendment submissions. If the amendment submission involves extensive revisions in some areas, it could be treated as localized major revision itself, which we have no objection. If the amendment submission is not considered as localized major revision, it implies that the amendment is not considered to be extensive. Then, it would be irregular if further submission to respond to the disapproval grounds is treated as a “fresh application” requiring 60

(b) Representatives from HKIA pointed out that if B(A)R 30(3)(b) for localized major revision had not been invoked when an amendment submission was made with no outstanding information, meaning which a 30-day submission period was considered reasonable, it would appear illogical to require 60 days vetting period if the same amount of information was submitted after rejection of the amendment submission. The BD responded that while B(A)R 29(3) should be invoked for consequent submission in response to a refusal under BO section 16(1)(i), the reasonableness of exercising the discretion under BO section 16(i) should be duly considered. The BD also clarified that for B(A)R

	<p>days approval period. Such a change in practice causes great disruption to the development process and the BD is requested to reconsider the adoption of requirement for “fresh application” in case of minor amendments.</p> <p>(c) As sometimes grant of modifications would not be included in BD106, the BD is requested to consider provision of a list of such items for the ease of clarification to the other stakeholders, whom the AP owes a duty of coordination.</p>	<p>29(3) submissions, BO section 16(i)(j) instead of BO s16(1)(j) should be invoked if further particulars or information was required. In addition, the BD case officers would be advised to be more mindful in exercising the discretion of BO section 16(1)(i).</p> <p>(c) The BD suggested the practitioners to check the lists of modifications under PNAP APP-2 and APP-19 to see which modifications should not be required to be spelt out in Form BD106.</p>
5.	<p><u>Other Issues</u></p> <p>To promulgate sustainability and to enhance the environment around construction sites, it is suggested that genuine vertical greening be encouraged to be implemented to hoarding and covered walkway, providing the same will not cause any sightline problem and/or inconvenience to the public and that any additional loading will be duly considered in the structural design. The BD is requested to take positive stance to the above suggestion.</p>	<p>The BD responded that a number of factors should have to be considered for accepting vertical greening at hoarding and covered walkway, such as drainage provisions, structural requirements, and comments from other Departments as these structure usually erected on government land and adjacent to a carriageway.</p>
	<p>Items raised by HKIS</p>	
6.	<p><u>Code of Practice for Fire Safety in Buildings 2011 (FS Code)</u></p> <p>(a) With reference to Clause B8.2 of the FS Code, please clarify the minimum width for exit route for interchange between staircases if follow the minimum width of such floor as per the Table B2 in Subsection B8 of the FS Code.</p>	<p>(a) The BD advised that the minimum width of the exit route required for the corresponding floor for staircases interchange should be adequate (i.e. not required to follow the minimum width of the subject staircases).</p>

<p>It was informed that minimum width of exit route for the corresponding floor should be adequate (i.e. not require to adopt the min. width of the subject staircases).</p> <p>(b) With reference to Clause B8.2 of the FS Code, “Where two or more required staircases are needed, people using one required staircase should be able to gain access to at least one other required staircase at any time, without having to pass through other person’s private premises. Such access should be provided in the following manners: (a) at each floor...”</p> <p>Please clarify if interchange shall not be required at the top most floor under Clauses B8.2 (a) condition if the occupant in different units have two required exits directly discharged from the individual units (i.e. no need to pass through other persons’ private premises at top most floor).</p> <p>(c) Referring to Table B2 in Subsection B8 of the FS Code, the common understanding is the required minimum no. of exit doors or exit route can be provided by different exit doors and exit routes which will discharge in the same MOE staircase. The nos. of MOE staircase and their required width will be determined by the discharge value calculation. Please advise if this understanding is correct.</p> <p>(d) Referring to Clause B5.3 of the FS Code, “If an exit route leads to an open area at any upper floor levels of the building such as the podium level, instead of leading directly to an ultimate place of safety, the exit</p>	<p>(b) The BD clarified that a review on Clause B8.2 of the Code would be conducted. In the meantime, the BD might consider the requirement for the topmost floor on a case-by-case basis depending on the circumstances and individual merits of each case.</p> <p>[Post-meeting Note : This issue was raised in the meeting of the Technical Committee (TC) on the FS Code held on 23.1.2015.]</p> <p>(c) The BD clarified that the required minimum number of exit routes should equal to the number of MOE staircases.</p> <p>(d) The BD replied that bollard, planter, signage or road mark might be regarded as permanent feature as required in Clause B5.3(a) of the Code in A&A projects. Provision of reasonable spacing in</p>
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<p>route at such floor level: (a) should be adequately defined by permanent features e.g. handrail or railing.”</p> <p>Please advise if “bollard” or “planter” or “Signage” or “Road Mark” could also serve as the acceptable permanent feature as stipulated in Clause B5.3(a) to lead the exit route under A&A cases. Please also advise if the provision of above permanent features/railing with some spacing for normal circulation will be accepted while continued permanent features in podium level are not practical/feasible in normal building operation under A&A cases.</p> <p>(e) Referring to Clause B8.2 of the FS Code: "where two or more required staircase are needed, people using one required staircase should be able to gain access to at least one other required staircase at any time, without having to pass through other person's private premises. Such access should be provided in the following manners: (a) at each floor;".</p> <p>Please help to clarify that such interchange corridor between two required staircases at top floor if only having one tenancy shall be still required or not as the occupier from the single tenancy is without having to pass through other person's private premises at the top floor. Also, any notional path for exit within shopping arcade under good management and/or some special situation may be considered in current BD practice.</p> <p>(f) Referring to Clause C9.7 of the FS Code: "where any external wall of a required staircase and its protected lobby opposing, either directly or</p>	<p>these permanent features / railing might be accepted.</p> <p>(e) The first issue on interchange corridor at topmost floor was covered under item (c) above. For the second issue on notional path within a shopping arcade, the BD replied that there was no need for physical demarcation of the notional corridor.</p> <p>(f) The BD advised that the protection was required and Diagrams C2 and C3 of the FS Code had illustrated the requirements.</p>
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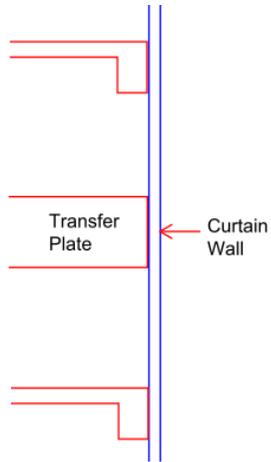
	<p>indirectly, and within 6m of: (a) the opposite side of a street"</p> <p>Please elaborate the above requirements to be applicable or not if the external wall of required staircase being continues in same plane with other external wall of the same building has an inclined angle on plan (e.g. larger than 90 degree).</p> <p>(g) Referring to Clause C9.1 of the FS Code:</p> <p>All liftwells should comply with the following requirements:</p> <p>(a) all liftwells, [...], should be separated from the rest of the building by fire barriers having an FRR of not less than 120/120/120.</p> <p>Please clarify that the “120/120/120 FRR” requirement applies to loadbearing elements only. For non-loadbearing elements separating the liftwells and the rest of building, the requirement should be “-/120/120 FRR”, i.e. stability requirement is not applied.</p> <p>Please confirm the external wall enclosing liftwells do not require 120/120/120 FRR.</p>	<p>(g) The BD replied that for non-loadbearing elements separating the liftwells and the rest of building, the requirement should be “-/120/120 FRR”, i.e. stability requirement was not applicable. Relevant requirements had been provided in Item 8 of Table C2 of the Code.</p>
7.	<p><u>GFA Issues</u></p> <p>(a) GFA Calculation for MOE Staircase Serving High Headroom</p> <p>For MOE staircase serving the high headroom floor, please clarify if the intermediate staircase slabs between two floor levels shall be GFA</p>	<p>(a) The BD advised that GFA was in general calculated at each floor level.</p>

	<p>accountable or not.</p> <p>(b) GFA Calculation for G/F slab under new MOE Staircase</p> <p>For slab or area at G/F under new MOE staircase to be built to serve upper floors, please clarify if such slab/area under G/F and the horizontal area of staircase shall be repeatedly counted for GFA or not.</p> <p>(c) GFA Calculation for intermediate floors under new MOE Staircase</p> <p>Referring to the para 14 of PNAP APP-2 “The horizontal area of staircases, lift shafts and vertical ducts should normally be measured for GFA together with the floor through which they pass, except refuge floors. However, where these features solely serve floors (i.e. not serving GFA accountable floors above or below) accepted as not being accountable for GFA, the area of the features may also be discounted.....”</p> <p>Please advise if the area of the features e.g. new MOE staircase passing through some floors not serving GFA accountable floors (e.g. carpark at podium) shall be accountable for GFA or not. Please advise if any relaxation/exemption will be considered for GFA under FSCPO improvement cases due to such MOE to be newly added/converted having the above area.</p>	<p>(b) The BD responded that this would be handled on a case-by-case approach.</p> <p>(c) The BD replied that in general it was not accountable for GFA but this would be assessed on a case-by-case basis.</p>
8.	<u>Provision of Temporary Refuge Space for Persons with a Disability</u>	

	<p>“Generally only the areas affected by the proposed alteration and addition works (including the affected exit routes) will need to comply with the requirement of FS Code.....”</p> <p>Please clarify/elaborate the application of the above new requirements to the licensed premises or to the extent of A&A works in smaller scale or improvement nature:</p> <p>(1) A&A/renovation proposal with some repartitioning works within a shopping arcade to induce new capacity in different floors or new discharge value calculation;</p> <p>(2) A&A proposal to enlarge clear exit width by new/modified balustrade to be built within exit staircase.</p>	<p>The BD advised that in general the mentioned minor A&A works would not be required to follow the requirements for temporary refuge space under the FS Code.</p>
9.	<p><u>Improvement Works Completed under FSCPO</u></p> <p>Please advise how to obtain the record drawings by the public for the improvement works completed under FSCPO if there is no such record shown in the BRAVO system. Please advise if there is different approach on counting/recording effective width of exit route/staircase. If yes, the subsequent A&A proposal shall rectify the problem (or not) due to different width between measurement on site and the mentioned figure in FSCPO record drawings.</p>	<p>The BD suggested that it would be better to directly write to the Fire Safety Section of the BD to obtain the information and clarify the requirements.</p>
	<p>Items raised by AAP</p>	
10.	<p><u>Matters Arising from Previous Discussion Forum</u></p> <p>(a) Item 5 in Discussion Forum 3/2013 held on 10 May 2013: Curtain wall</p>	

along column is accepted as long as the column was a genuine column.

- (i) By the same token, would like to confirm curtain wall at external face of transfer plate shall be accepted as the transfer plate shall be a genuine structural element and no additional building bulk is created.

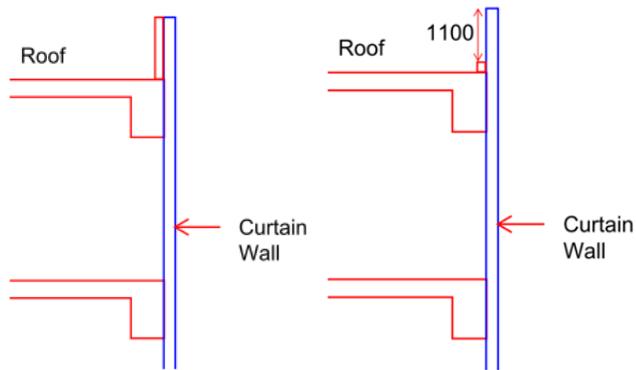


- (ii) Also, would like to confirm curtain wall at external face of roof RC parapet wall shall be accepted as roof area to be non-GFA accountable and no additional building bulk is created, the curtain wall along the roof RC parapet wall shall be accepted and to be non-accountable for GFA and SC.

Should RC parapet wall was replaced by 150mmH RC curb with curtain wall as protective barrier, the curtain wall at roof periphery shall be accepted and non-accountable for GFA and SC.

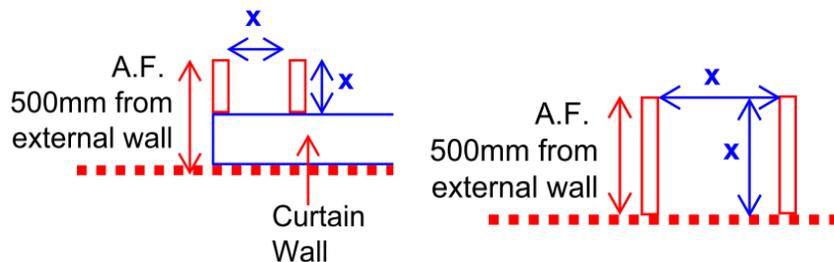
- (i) The BD confirmed that the transfer plate would be treated in a similar manner as columns in a typical floor. As such, the curtain wall outside the transfer plate would be ignored in the GFA calculation.

- (ii) Diagram on the Left – the BD confirmed that the curtain wall thickness should be ignored in considering PR / SC. Diagram on the Right – the BD confirmed the same but raised concerns for the lateral load for barrier to be supported by the curtain wall rendering the proposed curtain wall not meeting the acceptance criteria under PNAP APP-2.



(b) Item 15 in Discussion Forum 5/2012 held on 26 Oct 2012: Architectural features not exceeding 500mm from external walls of a building are accepted to be incorporated in a curtain wall design and to be non-accountable for GFA and SC

There has been requirement to maintain certain separation between the 500mm architectural features but there are no standards for AP to follow. Please advise the acceptable separation distance between these features.



(b) The BD noted and advised that it would review and consider.

11. Administrative Issues

(a) In view of limited room in the BD office for plans amendment, it is a common practice for APs/RSEs/RGEs to submit undertaking letter to

(a) The BD confirmed that the practice to allow AP's representative to collect plans and BA Forms from the BD office for amendment

	<p>collect plans from the BD office for amendment and APs/RSEs/RGEs countersign. As there are cases BS not allow to collect plans and BA Forms from the BD office for amendment and countersign, would like to confirm the collection of plans and BA Forms from the BD office for amendment and APs/RSEs/RGEs countersign shall be accepted.</p> <p>(b) To avoid excessive efforts from both side (the BD and the AP), we suggest that BS be encouraged to allow the AP to complete minor amendments of the plans in one or two goes, rather than divided the tasks into many occasions. AP will be happy to cooperate.</p>	<p>and APs/RSEs/RGEs countersign would be accepted.</p> <p>(b) The BD noted it was not uncommon for seniors or chiefs to have additional observations and comments on the plans after the plans had been vetted by the BS and amended by the AP.</p>
12.	<p><u>Floor Height</u></p> <p>(a) Please advise the allowable floor to floor height for clubhouse areas in residential projects.</p> <p>(b) Please advise the allowable floor to floor height for restaurant areas in non-residential project.</p>	<p>The BD acknowledged that for certain cases, a considerable depth of space within the floor might need to be reserved for structure and E&M services. The BD noted that the floor to floor height would be considered on a case-by-case basis.</p>
13.	<p><u>Plot Ratio Issues</u></p> <p>(a) For “wholesale conversion” of industrial building to office or hotels etc. car park (which are previously exempled from PR calculation) have now to be count for 50% of plot ratio. This makes it extremely difficult or even impossible to do wholesale conversion.</p> <p>(b) The “void “of staircases to count for plot ratio is unreasonable.</p>	<p>(a) The BD confirmed that the existing carpark could be exempted from GFA calculations subject to no change in the location of the carpark. Reference should be made to PNAP APP-150.</p> <p>(b) The BD confirmed when a GFA exemption of high headroom of a</p>

	<p>(c) The staircase at roof level to be counted for plot ratio is unreasonable and in fact there is inconsistency between different areas. Some require the roof top staircase to be counted for PR while for other roof level staircases are not required to be counted for plot ratio.</p>	<p>particular storey / space was granted, the additional runs of staircases serving the high headroom was also exempted. On the other hand, the BD noted that there were cases where some MOE staircases might have locally high headroom because there was a change in direction of the staircase (usually at the podium levels or 1/F before discharging at G/F). The BD noted that the MOE staircase enclosure should be intact and there was no likelihood of abuse, BD might exempt the high headroom within staircase enclosures from GFA calculations.</p> <p>(c) The BD confirmed that genuine staircase at roof level should not be PR accountable unless there were other accountable GFA on the roof level.</p>
14.	<p><u>Application of the Temporary Refuge Space</u></p> <p>Based on Clause B29.1 of the FS Code, can the following cases be exempted from the provision of TRS:</p> <p>(a) Site area is less than 500m². The floor area is less than 200m² and 3 or more flats are provided on that floor.</p> <p>(b) Site area is less than 500m². The floor area is more than 200m² and not more than 2 flats are provided on that floor.</p> <p>(c) All floors of buildings complying with (d) regardless of site area and</p>	<p>The BD confirmed that scenarios (a), (b) and (c) were all exempted from the provision of temporary refuge space.</p>

	<p>floor area</p> <p>Clause B29.1</p> <hr/> <p>For the purpose of this Section, "persons with a disability" have the same meaning as defined in the Design Manual : Barrier Free Access issued by the Buildings Department from time to time.</p> <p>The provisions in this Section do not apply to:</p> <ul style="list-style-type: none"> (a) a building or parts of a building exempted from the application of Obligatory Design Requirements in the Design Manual : Barrier Free Access issued by the Buildings Department from time to time; (b) any floor of a building on a site of an area of not more than 500m² subject to the area of such floor being not more than 200m²; (c) any floor of a building on a site of an area of not more than 500m² subject to such floor having not more than two units; (d) a building served by ventilated staircases and using balcony approach in accordance with Clauses B10.5 and B10.6 respectively and the provision of fireman's lift is not required under Clause D3.1; (e) a refuge floor; or (f) ground storey leading directly to an ultimate place of safety. 	
	<p>Items raised by the BD</p>	
<p>15.</p>	<p><u>Fee Revisions - Building (Administration) (Amendment) Regulation 2014 and Building (Oil Storage Installations) (Amendment) Regulation 2014</u></p>	<p>Stakeholders noted that the revised fee for oil storage installation licence and processing of plans would be implemented on 10 November 2014 tentatively. Revised PNAP APP-55 and Form BD 24 would be issued in due course.</p>
<p>16.</p>	<p><u>A&A Plans showing proposed Building Works on Framing Plans</u></p>	<p>Stakeholders were reminded that proposed A&A works should not be shown on framing plans only.</p>
	<p>AOB Items</p>	

17.	<p><u>Implementation of the Requirements of the Temporary Refuge Space</u> (Item raised by HKIE)</p> <p>HKIE would like the BD to clarify the implementation details of the temporary refuge space.</p>	<p>The BD advised that they would issue a circulation letter to clarify the implementation details shortly.</p>
18.	<p><u>Definition of New Building in A&A Works</u> (Item raised by HKIE)</p> <p>HKIE raised an example and would like to know whether an extra storey to be erected on top of an existing building would be regarded as “new building”.</p>	<p>The BD confirmed that an extra storey erected on top of an existing building should be considered as a “new building” under the BO.</p>
19.	<p><u>Clarification of Application of BO 16(1)(i)</u> (Item raised by HKIE)</p> <p>Recently, HKIE noticed that disapproval of many amendment submissions under section 16(1)(i) of the BO would treat as fresh application (i.e. with a statutory processing time of 60 days) under B(A)R 29(3). Please advise when can we adopt B(A)R 30(3)(C) for amendment submissions.</p>	<p>The BD responded that once a disapproval was under BO section 16(1)(i), B(A)R 29(3) should be applicable to the consequent submission of plans or particulars.</p>
20.	<p><u>Fire Shutter in Close Proximity to Escalators</u> (Item raised by the BD)</p> <p>It has brought to the BD’s attention that potential hazard might be induced from escalators being comparted by shutter in the event of emergency.</p>	<p>Stakeholders were advised to observe EMSD’s requirements for a shutter installed close to an escalator to be provided with an interlock mechanism upon actuation of a shutter as well as required areas of landings and clear height under BD’s Code of Practice for Building</p>

		Works and Lift and Escalators 2011. In addition, consideration should be given to provide a protected lobby and a pair of escalators from fire safety purposes.
21.	<p><u>FS Code Subsection E13 – Internal Wall and Ceiling Linings and Decorative Finishes</u> (Item raised by HKIA)</p> <p>HKIA would like to discuss with the BD about the requirement of non-combustibility for decorative finishes and linings within protected exits.</p>	<p>Representative from HKIA pointed out that non-combustible internal wall and ceiling linings and decorative finishes were seldom available in commonly used products in the market. It was suggested that the requirements in Subsection E13 of Part E of the FS Code on fire properties of building elements and components needed to be reviewed.</p> <p>[Post-meeting note : The BD proposed in the TC meeting on FS Code dated 31 July 2014 that the non-combustibility requirement within protected area to be relaxed to European Classification ‘C’ (or Class ‘1’ of BS equivalent).]</p>
22.	<p><u>Building (Planning) Regulation 30 – Provision of Natural Ventilation</u> (Item raised by AAP)</p> <p>AAP would like the BD to review whether window area from the level of the floor of the room to 1m above could be included in the calculation of aggregate superficial area of glass in the window(s) for the purpose of B(P)R</p>	<p>The BD noted the material and sizes of the barrier at windows below 1m could not be controlled. The BD also noted that for non-typical designs, a performance-based approach could be adopted. The BD</p>

	30(a)(ii).	advised that the draft revised PNAP APP-130 would be refined shortly for consultation.
23.	<p><u>Overhanging Green Balcony</u> (Item raised by AAP)</p> <p>AAP would like to know if the BD would accept an overhanging green balcony with one open side being covered by another overhanging green balcony above.</p>	<p>The BD noted further exemptions of conditions for balcony GFA exemption might be very difficult. The BD noted that the open sides of balconies should be kept uncovered.</p>