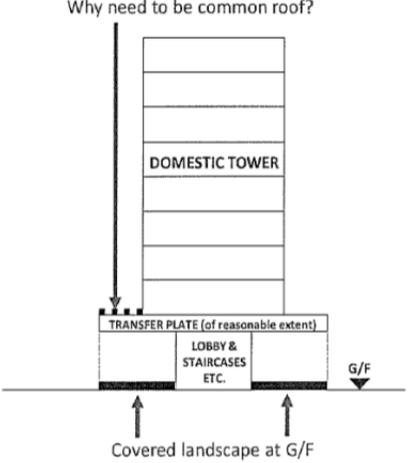
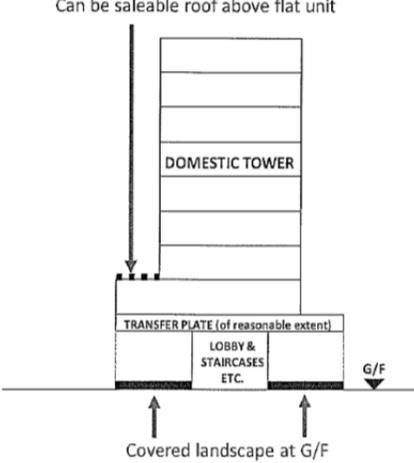


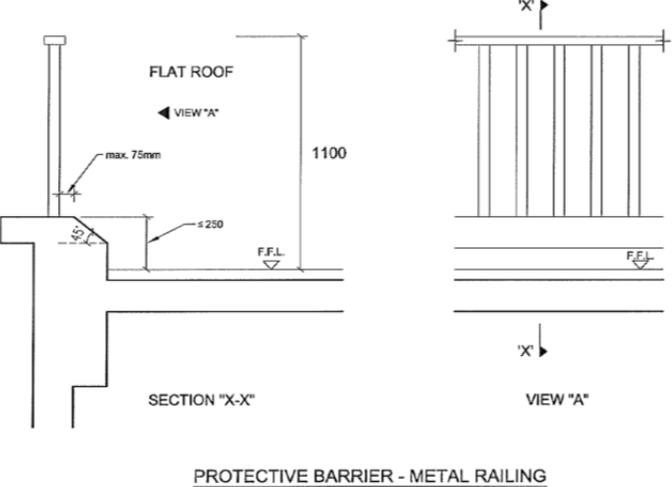
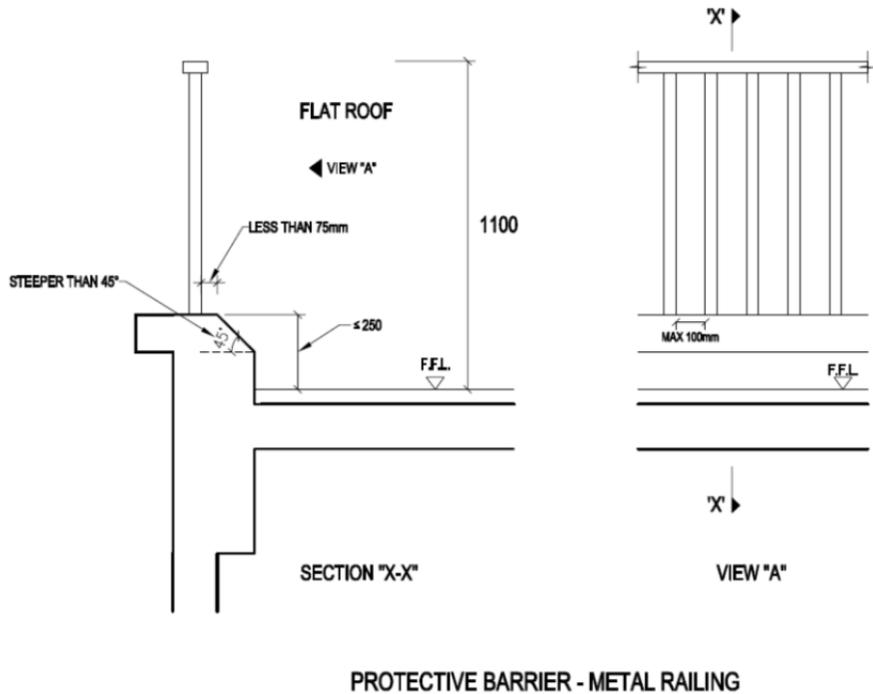
## Summary of Items Discussed in 4/2015 APSEC Discussion Forum on 28 August 2015

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
	<b>Items raised by HKIA</b>	
1.	<p><u>FS Code Section E (brought forward from item 20 of 1/2015 APSEC Discussion Forum on 9 January 2015)</u></p> <p>British Standards (BS) for testing fire properties of building elements and components would be obsolete in future. In what circumstances can those materials and components tested under BS still be accepted when those BS become obsolete at the time of OP application?</p> <p>During the APSEC Discussion Forum on 9 January 2015, the BD advised that this issue would be followed up and reported back in due course. Would BD advise the transitional arrangement ASAP to clear the uncertainty for situations where materials / components have to be specified in tendering stage but OP inspection would take a long time to achieve due to long construction period required? HKIA proposes projects which have obtained the first foundation consent and first GBP approval prior to the effective date (to be announced by BD) of such obsolescence should be allowed to use materials / components tested under BS, even though their OP inspections will be much later than such effective date.</p>	<p>While the concerned British Standards had not yet become obsolete, the BD acknowledged the industry's request for a clear transitional arrangement, particularly for implication on OP application. The BD agreed to actively pursue this matter and would consider HKIA's proposal and promulgate the arrangement to the industry.</p>

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
2.	<p><u>FS Code Section 4</u> Subsection B30 – Temporary Refuge Space (TRS), Clause B30.1 “... one temporary refuge space is allowed for different compartments with <u>by-pass lobbies</u> ...”</p> <p>According to C8.1, the ‘by-pass lobbies’ should be revised as ‘by-pass doors’. ‘Lobby’ is not required for compartmentation.</p>	<p>The BD clarified that a by-pass lobby should not be required between different compartments under FS Code Clause B30.1 provided that the access opening to the temporary refuge space through the fire barrier between the compartments should be protected by a fire rated door in compliance with FS Code Clause C8.1.</p>
3.	<p><u>Building (Planning) Regulation 39 - Staircases</u></p> <p>According to Clause B3.1 of the FS Code, a single-family house having not more than 3 main storeys and with level of the highest floor of not more than 13m above ground level does not need to comply with Part B – Means of Escape of the Code, including, inter alia, provisions relating to required staircases design. By virtue of the above, it is logical to infer that B(P)R 39 should likewise not be applicable to such single-family house; or at least, favourable consideration should be given to application for exempting this Regulation from applying to single-family house. Please confirm that our understanding is correct.</p>	<p>The BD advised that notwithstanding that the requirements on means of escape under the FS Code did not apply to this type of single family house under Clause B3.1, regulation 39 of the Building (Planning) Regulations (B(P)R) should be complied with as the internal staircase of the house being the only staircase should be regarded as a main staircase. Accordingly, as stipulated in B(P)R 39(3), the staircase should have not more than 16 steps in any flight without the introduction of a landing.</p> <p>The BD clarified that winders might be acceptable if the minimum dimensions on treads measured at the centre of the flight and risers stipulated in regulation 39(3)(c) of the B(P)R were complied with. In addition, the landing did not need to be of square shape, and might not be strictly required to meet the minimum dimension of the staircase width under a case by case consideration.</p> <p>[Post-meeting Note : The BD clarified that under regulation 42 of the</p>

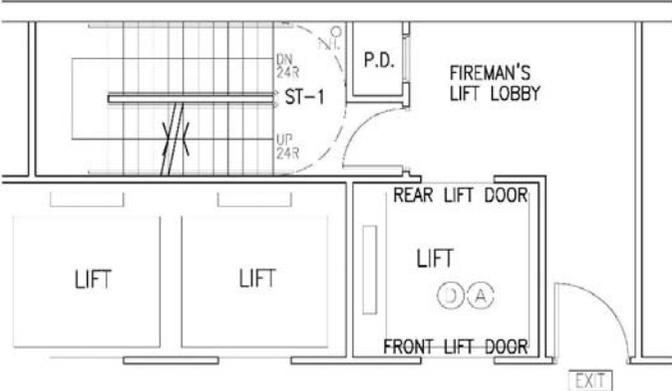
	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
		<p>B(P)R, the minimum dimension of the landing should not be less than the width of the staircase to which it leads.]</p> <p>To cater for extreme planning and site constraints envisaged, the BD would take a pragmatic approach for those projects which GBP had been approved yet the requirements of B(P)R 39 could not be fully complied with.</p>
4.	<p><u>Covered Landscape Area underneath Domestic Towers</u></p> <p>We are given to understand that based on an earlier BCI decision, whenever the covered landscaped area at G/F underneath domestic tower is to be exempted from GFA, the flat roofs at transfer plate immediately above have to be designated as common area (i.e. cannot be of saleable flat roofs), despite the transfer plates are of reasonable extent in such circumstances. However, referring to the attached sketch section for a hypothetical case, if we are to extend the domestic units at 1<sup>st</sup> typical floor to cover up the same transfer plates, the resulting flat roofs at 2<sup>nd</sup> typical floor can then be readily accepted as saleable flat roofs. Thus, it appears that the requirement in the former scenario is far too onerous and restrictive.</p> <p>Indeed, the Lands Department has separately issued a practice note earlier in 2014 setting out their criteria for accepting private flat roof/garden on top of GFA exempted area, and BD may not be necessary to further impose additional restrictions on this subject.</p>	<p>The BD reiterated its previous response in Item 11 of the Summary of Items Discussed in APSEC Discussion Forum held on 3.8.2012 that it would depend on whether it was a genuine and reasonable design. In addition, common external soil and waste stacks running across or passing through the transfer plate including working space and access should be designated as common parts in accordance with paragraphs 2 and 3 of PNAP APP-93.</p> <p>The BD advised that when considering an application for exemption of covered landscaped areas underneath a transfer plate from GFA calculations, the reasonableness and extent of the transfer plate should be the relevant considerations whereas the inclusion of the minor flat roof areas outside the footprint of the tower in the saleable areas might not be relevant.</p>

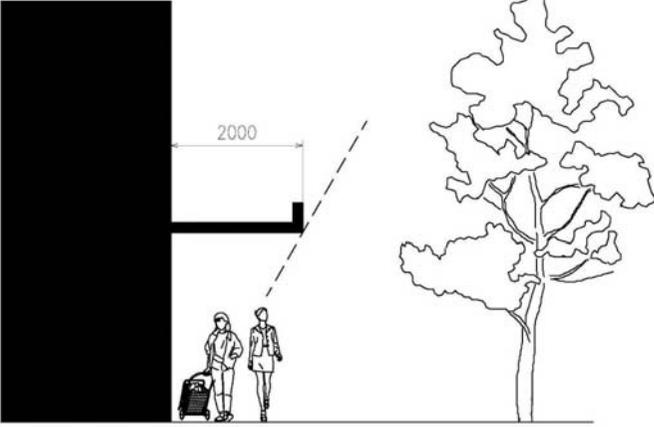
	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>SCENARIO 1</b></p> <p>Why need to be common roof?</p>  </div> <div style="text-align: center;"> <p><b>SCENARIO 2</b></p> <p>Can be saleable roof above flat unit</p>  </div> </div>	
5.	<p><b><u>PNAP APP-110 – Protective Barriers</u></b></p> <p>The attached sketch showing a common type of metal railing design refers. By virtue of para. 4 of PNAP APP-110, our understanding is that the design of the said metal railing sitting on top of a curb with a height of not more than 250mm and with the protruding width of the curb of not more than 75mm is acceptable, i.e. the height of the barrier can be measured from the finished floor level of the roof as marked on the sketch. Please confirm if our understanding is correct.</p>	<p>The BD advised that HKIA's understanding was correct in principle, except that the parameters as illustrated in the diagrams be refined as follows:</p>

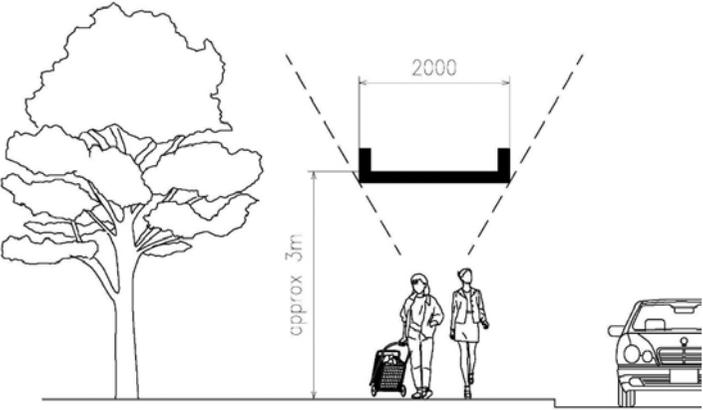
	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	 <p style="text-align: center;"><b>PROTECTIVE BARRIER - METAL RAILING</b></p>	 <p style="text-align: center;"><b>PROTECTIVE BARRIER - METAL RAILING</b></p>
6.	<p><u>PNAP APP-2 – Carparking and Loading and Unloading Areas</u></p> <p>As stated in item 16 &amp; 16(ii) – all private car-parking spaces, which for occupants and visitors use, to be disregarded from GFA should be provided with EV charging facilities according to TGNBD &amp; EMSD guideline.</p> <p>Please clarify that the above requirement is limited to motor vehicle car-parking spaces i.e. private car, motorcycle, lorry carpark only, drop-off and loading bay for motor vehicles do not require to provide EV charging facilities.</p>	<p>The BD pointed out that the EV charging enabling facilities should be provided to all parking spaces of motor vehicles, i.e. private car, motor cycle, and lorry parking only. As drop-off areas, lay-bys and loading / unloading bays for motor vehicles should not be regarded as car parking spaces, there was no need to provide EV charging enabling facilities at these locations. Besides, bicycles should not be considered as motor vehicles and parking spaces of bicycles should not be required to provide EV charging enabling facilities.</p>

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	<b>Items raised by HKIS</b>	
7.	<p><u>FS Code Clause C9.1</u>            FS Code Clause C9.1 mentioned no insulation required for lift door but table C2 mentioned lift door side facing outside require insulation. Table C2 of FS Code is identical to Table 3 of COP for FRC 1996 but COP for FRC 1996 contains diagram (p.31- Diagram 2) to elaborate the requirements whilst no diagram can be found in FS Code. Please confirm the requirements.</p>	<p>According to FS Code Clause C9.1, a door provided at lift landing to giving access to the car of a lift and any door to the liftwell wall should have an FRR of not less than -/120/- (i.e. insulation performance not required).</p> <p>The last column of item 12 of Table C2 referred to the method of exposure for lift doors which should be from lift landing side only. It should not be construed as requiring lift landing doors to meet the insulation criterion unless specified.</p>
8.	<p><u>FS Code Table D1</u>            FS Code Table D1(3) mentioned "...exceeding 1 storey but not exceeding 6 storeys and uppermost floor exceeding 13m but not exceeding 17m above ground and...." in Domestic buildings or offices with G.F shop or carport . But other items of Table D1(4) to (8) mentioned "...exceeding 15m above mean level of the lowest street....". Are the 15m referring the same measurement between uppermost floor and ground..." (or is it the measurement of building height?). Please kindly clarify it.</p>	<p>The BD clarified that the requirements in Items 4 to 8 of Table D1 of the FS Code were based on regulations 41B and 41C of the B(P)R for fireman's lift and firefighting and rescue stairway respectively. As provided in these regulations, the building height measurement should be same as regulation 23(1) of the B(P)R. In short, Table D1 only recapped the specific requirements for different firefighting and rescue provisions.</p>
9.	<p><u>Access to Information</u>            Will the public or professional in the industry have the channel to get committee meeting minutes to have updated news if it is the common policy in HKSAR?</p>	<p>The BD advised that the minutes of meetings of various consultative committees would be distributed to members representing the professional institutions and building industry stakeholder</p>

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
		organisations as well as members from universities. Direct access to these minutes by the public would not be considered at the present stage.
	<b>Items raised by AAP</b>	
10.	<p><u>Fireman Lift and Fireman Lift Lobby</u></p> <p>The diagram shows fireman lift arrangement where 2 lift doors are provided at the floor. The Front lift door faces a common passenger lift lobby, open office area or private flat area. The Rear lift door faces the fireman lift lobby.</p> <p>The above arrangement had been acceptable to BD and FSD before, provided that only the Rear Lift Door will operate and the Front Door will remain shut upon the activation of the Fireman Switch (to be stated in the FS Notes).</p> <p>Please advise whether there had been any recent changes in consideration to the</p>	<p>The BD confirmed that the arrangement as shown would be acceptable provided that the front lift door should have an FRR of -/120/120.</p> <p>[Post Meeting Note: FSD subsequently had meetings with APs and indicated to the BD that the arrangement as shown in the diagram would no longer be acceptable to FSD unless the lobbies which the firemen's lifts open to are firemen's lift lobbies complying with Clause D11.1 and D11.4 of the FS Code 2011. New plans bearing the design as indicated, without covered by previous approvals and submitted since 2016 will not be accepted.]</p>

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	 <p>above.</p> <p>PASSENGER LIFT LOBBY PRIVATE RESIDENTIAL FLAT AREA, OR OPEN PLAN OFFICE AREA</p>	
11.	<p><u>Horizontal Screens under PNAP APP-42</u></p> <p>Under the practice notes, GFA exemption for the area covered by the horizontal screen (for purpose of providing protection against inclement weather and falling object) is limited to 2m wide. If the roof of the horizontal screen is provided with greeneries, the exempted area needs not be included in the 10% cap.</p> <p>For cases where the horizontal screen is opened to one side, 2m wide for weather protection is reasonable, though not very adequate.</p> <p>However when the horizontal screen must be opened to 2 sides (for example in cases where the towers are not physically connected to each other and a covered passage is intended to provide weather protection for the residents connecting</p>	<p>The BD advised that horizontal screens should include covered walkways and considered that the effectiveness on weather protection partly depended on the height of the horizontal screen. In addition, according to paragraph 21 of PNAP APP-42, the BD would take into consideration the population using the facility, the size of the development and design of the screen. However, to cater for an ageing community sooner or later, there might be a need to review the extant GFA exemption for 2m wide horizontal screen.</p> <p>AAP would further study and provide proposals which would take into account the spatial requirements for wheelchair users.</p>

Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
<p>these towers), 2m width is not adequate at all.</p> <p>We suggest BD to consider allowing different width for exemption under different circumstances, for e.g. to allow the exempted width to be <b>50% more (3m)</b> if the pedestrian connection cannot be attached to the building's perimeter and must be opened 2 sides. Otherwise, only 2m protection will be provided to developments and the weather protection performance against inclement weather will be very limited.</p>  <p>HORIZONTAL SCREEN ATTACHED TO BUILDINGS</p>	

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	 <p data-bbox="293 608 875 639">HORIZONTAL SCREEN BETWEEN BUILDINGS</p>	
	<p data-bbox="181 715 499 746"><b>Items raised by the BD</b></p>	
<p data-bbox="91 762 136 794">12.</p>	<p data-bbox="181 762 1193 847"><u>PNAP ADM-14 - Making Timely Amendments to Submissions to Avoid Delay in Approval</u></p> <p data-bbox="181 858 1193 1086">To facilitate processing of plans which are considered by the BD as approvable under the BO subject to minor amendments, AP/RSE would be allowed to make minor amendments to the plans. To avoid delay in the approval process, AP/RSE were reminded to make timely amendment for return of the plans to BD.</p>	<p data-bbox="1218 858 2141 1134">The BD noted that there were cases of late return of the amended submissions for minor amendments under the arrangement promulgated in PNAP ADM-14, and reminded AP/RSE to return these plans within a reasonable period of time in order not to delay the approval process. Practitioners might amend their submissions in a designated room on 13/F of Pioneer Centre reserved for this purpose.</p> <p data-bbox="1218 1198 2141 1422">The BD apprised that the NBDs would move to CityPlaza 3 (CP3) tentatively in March / April 2016. The three floors in CP3 would each be provided with a designated room for amending submitted plans by the practitioners and these rooms would be accessible from common corridors. Furthermore, the BD would explore the</p>

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
		possibility of providing a designated photocopier in one of these rooms to facilitate practitioners in making amendments to their submissions.
13.	<p><u>Submission of Form BA10 - Validity of Registration of Registered Contractor</u>  Under section 8C(3) of the Buildings Ordinance (BO), the registration of a contractor will continue to be in force if he makes an application for renewal within the time limit [i.e. not earlier than 4 months and not later than 28 days prior to the date of the expiry of the registration] and pays the renewal fee until his application for renewal is finalised by the Building Authority subject to any decision of the Registered Contractors' Disciplinary Board. However, if a registered contractor whose registration expires or who has no Authorized Signatory acting for him for the purposes of the BO during the carrying out of building works or street works, such works should cease immediately in accordance with regulation 22(2) of the Building (Administration) Regulations. In this connection, the AP are reminded to check and ensure that the registered contractors under his/her supervision has a valid registration during the construction process.</p>	The BD added that NBD1 colleagues had been informed of the relevant provisions under the Buildings Ordinance when processing submissions of Form BA10.
14.	<p><u>Submission of Form BA8A for Fast Track Application</u>  According to Appendix G of PNAP ADM-19, a Form BA8 should be submitted for a concurrent application for approval and consent in connection with a fast track application for processing within 30 days. Consideration may be given to revise this PNAP to receive Form BA8A together with the fast track application. In the interim, submission of a Form BA8A would also be acceptable. AP are reminded that the application for consent on a Form BA 8 will be refused at the same time if the fast track application is to</p>	The BD clarified the scenarios under which a Form BA8 or Form BA8A should be submitted for a concurrent application for approval and consent. In the interim, submission of Form BA8A would also be acceptable. AP/RSE was also reminded of the difference in the effective date of application for consent made on a Form BA8 and Form BA8A.

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
	be refused but processing of the consent application via Form BA 8A would only be proceeded after the plans were approved.	
15.	<p><u>Temporary Precautionary Measures during Erection of Hoarding /Covered Walkway</u></p> <p>Noting that necessary precautionary measures are required to ensure the safety of the pedestrians during erection or alteration of hoarding/covered walkways, AP are reminded to minimise the obstruction or nuisance so caused.</p>	<p>APs were encouraged to plan ahead with their registered contractors and if necessary, liaise with the TD and the HyD as early as possible for providing adequate precautionary measures to minimise the obstruction or nuisance caused to the public during the erection or alteration of hoarding/covered walkways.</p>
	<b>AOB items</b>	
16.	<p><u>Clause C9.3(d) of FS Code – Required Staircases and their Protected Lobbies</u> (Item raised by HKIA)</p> <p>We understand that the requisite CCTV and direct intercom link provided in association with the TRS as per Clause B30.4 of the FS Code have been confirmed as emergency services pursuant to discussion at earlier TC meeting for review of the FS Code. By same token, we opine that similar ELV (extra low voltage) services such as access card reader, PA (public announcement) system and other CCTV, etc. for security and/or property management purpose should likewise be permitted for installation within protected exit routes or fireman's lift lobby, as these ELV systems present extremely low, if any, fire risk. Would BD please duly consider.</p>	<p>The BD remarked that the recommendation of TC that the requisite CCTV and direct intercom link as required under FS Code Clause B30.4 to be emergency services had been accepted. Whether similar extra low voltage services for security and/or property management purpose could be permitted for installation within protected exit routes or fireman's lift lobbies should be discussed at the TC on FS Code.</p>
17.	<u>PNAP APP-130 - Acoustic Window</u>	

	<b>Items proposed by Convenors for Discussion</b>	<b>Summary of Discussion and BD's Responses</b>
	<p>(Item raised by AAP)</p> <p>There were cases that the acoustic window complied with Appendix A of PNAP APP-130 but not acceptable to EPD. After gathering more detailed information, AAP may invite BD and EPD for a joint meeting to discuss on the matter.</p>	<p>The BD advised they would attend the meeting as arranged.</p>
18.	<p><u>Access to BD's Office</u></p> <p>(Item raised by HKIE)</p> <p>The current security measures in Pioneer Centre controlled visitors' entry to BD's office, and AP/RSE and their representatives sometimes encountered difficulties entering BD's office to follow up with the case officers on their submissions. Would it be possible to establish a registration mechanism to facilitate the entry of AP/RSE and their representatives without prior appointment?</p>	<p>On security reasons, BD would not consider at this moment to establish a system to allow building professionals to enter BD office without prior appointment. Should a meeting with BD case officer be required in a short notice, the AP/RSE or their representatives should call the officer concerned to arrange for access to BD office.</p>
19.	<p><u>Site Area and GBP Submission</u></p> <p>(Item raised by AAP)</p> <p>AAP raised the concern over BD's practice to accept only the smaller between the surveyed site area and the lease area for the calculation of development potential. AAP will separately raise the issue to BD.</p>	<p>The BD responded that the matter had been deliberated by a Working Group under APSEC to conduct a benchmarking exercise on the quality of plan submissions and its Sub-working Group on the quality of GBP submissions. It was agreed that the BD would pursue this matter separately.</p>