

Summary of Items Discussed in 3/2016 APSEC Discussion Forum on 27 May 2016

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>Provision of Refuse Storage and Material Recovery Chamber (RSMRC) under B(RSMRC&RC)R 3(1)</u></p> <p>For domestic building with UFS < 1320 sq.m, refuse storage and material recovery chamber (RSMRC) is not required under B(RSMRC&RC)R 3(1) and the associated Schedule.</p> <p>Despite the above, the building owner might at times wish to provide RSMRC voluntarily to improve hygiene of the living environment as well as to encourage material recovery and recycling by future tenants of low density site where UFS of the domestic building < 1320 sq.m.</p> <p>Under such circumstances, please advise if BD would give favourable consideration to exclude such RSMRC from GFA calculation; provided that such RSMRC is of a reasonable size [say, UFS divided by 347 as per the Schedule and with minimum dimension of 1.5m], and is not proposed for development with only one single family house.</p> <p>The Schedule as referred to in B(RSMRC&RC)R 3(1) is extracted herebelow for easy reference:-</p>	<p>For domestic building with UFS < 1320 sq.m., if the size of the proposed RSMRC was commensurate with that of the development, BD might consider excluding it from GFA calculation on case basis. To avoid abuse, exemption of such facilities from GFA calculation for single family houses or relatively small developments would not be considered.</p>

	<table border="1"> <tr> <td>Schedule:</td> <td>Schedule</td> <td>E.R. 1 of 2012</td> <td>09/02/2012</td> </tr> </table> <p style="text-align: right;">[regulation 3]</p> <table border="1"> <thead> <tr> <th>Description of building</th> <th>Total floor area as shown on plan</th> <th>Description of material recovery chamber/refuse storage and material recovery chamber</th> <th>Minimum floor space of material recovery chamber/refuse storage and material recovery chamber</th> </tr> </thead> <tbody> <tr> <td>Domestic Building</td> <td>(a) Usable floor space 1320 m² or more but less than 13200 m²</td> <td>Refuse storage and material recovery chamber</td> <td>Total usable floor space in m² divided by 347</td> </tr> <tr> <td></td> <td>(b) Usable floor space 13200 m² or more</td> <td>Refuse storage and material recovery chamber with vehicular access</td> <td>Total usable floor space in m² divided by 347</td> </tr> </tbody> </table>	Schedule:	Schedule	E.R. 1 of 2012	09/02/2012	Description of building	Total floor area as shown on plan	Description of material recovery chamber/refuse storage and material recovery chamber	Minimum floor space of material recovery chamber/refuse storage and material recovery chamber	Domestic Building	(a) Usable floor space 1320 m ² or more but less than 13200 m ²	Refuse storage and material recovery chamber	Total usable floor space in m ² divided by 347		(b) Usable floor space 13200 m ² or more	Refuse storage and material recovery chamber with vehicular access	Total usable floor space in m ² divided by 347	
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2.	<p><u>B(P)R 36(4) – Room Containing Soil Fitment</u></p> <p>B(P)R 36(4) reads: <i>“No room containing a soil fitment shall open <u>directly</u> into a room used or intended to be used for the manufacture, preparation or storage of food for human consumption or.....”.</i></p> <p>In small size domestic unit provided with open kitchen, it is quite common that the open kitchen and the lavatory are separated by a circulation space/corridor, where the doorway leading to the lavatory opens off such circulation space.</p> <p>We opine that the above arrangement does NOT contravene B(P)R 36(4), provided that a reasonably sized notional kitchen area is demarcated for the open kitchen, and that the same does not overlap with the circulation space/corridor concerned. Please advise if our interpretation is correct.</p>	<p>B(P)R36(4) set the health standard for buildings.</p> <p>As regards the design of open kitchens, both health and fire safety concerns should be properly addressed. While the latter concern could be addressed by the compensatory FSI, some arrangement of open kitchen might not be desirable from the health point of view, in particular the getting popular studio flats with the aggravating effect of internal toilets and meagre openable windows provided to the living space. The SARS situation in Amoy Garden should always be a lesson learnt on how contagious diseases could spread through defective building components and congested spaces. It was therefore advisable to place the sanitary fitments far away from the cooking facilities (which was originally intended to be physically separated from each other under</p>																

		<p>the regulation) <u>and</u> to provide adequate ventilation to small and congested studio flats.</p> <p>In the absence of scientific reference on the safe distance between a toilet opening and an open kitchen, reference was made to a compliant situation in that a toilet door was open into an internal corridor and right on the opposite side of the corridor was an opened kitchen door. Taking a clear distance of 850mm working space in front of the cooking bench and a minimum corridor width of 850mm separating the toilet and kitchen in the usually encountered layouts, the toilet door opening should therefore be at least 1700mm from the edge of the kitchen bench. APs should note the importance of adequate mechanical ventilation to internal bathrooms where they were close to open kitchens.</p> <p>[Post meeting note: taking a pragmatic approach, for situations with L-shaped bench layouts and a minimum 850mm working space was allowed forming the notional kitchen area, a clear distance of 850mm between the notional kitchen area and the toilet door opening might be acceptable.]</p>
3.	<p><u>DM – BFA 2008 – Div. 13, Clause 68(1) & (2)</u></p> <p>DM - BFA 2008 – Div. 13, Clause 68 (1) & (2) require that braille and tactile sign shall be installed on adjacent wall or door of <u>public toilet</u> to indicate whether the toilet is for male, female or unisex.</p> <p>We understand that “public toilet” here is NOT meant to include common/communal toilets serving multi-tenants/occupants within a</p>	<p>BD advised that “public toilet” in such context included those toilets readily accessible by the general public, such as those in shopping malls. Communal toilets in office floors would not normally be considered as “public toilets”.</p>

	building (such as office, shopping mall, etc.). Please confirm our understanding is correct.	
4.	<p><u>DM – BFA 2008, Div. 11, Figure 24 – Accessible Toilet</u></p> <p>The subject figure illustrates that an adjustable mirror is to be provided for wheelchair user. Our view is that a fixed mirror <u>extending all the way down to the top of the basin</u> is equivalent or may even be better than an adjustable mirror to suit users of different height and disability. Would BD please confirm if this is acceptable.</p>	BD advised that they would further consult the Technical Committee on the Design Manual – Barrier Free Access and revert in due course.
5.	<p><u>B(P)R 22 – Bonus Plot Ratio/Site Coverage</u></p> <p>Under B(P)R 22(1), if part of a lot is set back from the boundary and dedicated to the public for the purposes of passage, and under B(P)R22(2), if a part of a lot abutting on a street is resumed under the Lands Resumption Ordinance, BD may consider granting bonus plot ratio and/or site coverage to the proposed development. The question is if part of a lot is required to be set back from the boundary abutting a street under OZP, will the development be entitled to a grant of bonus plot ratio and/or site coverage; and whether positive or negative in the answer, what are the criteria of consideration for granting of bonus.</p>	BD advised that bonus plot ratio and site coverage for the development would only be allowed if such dedication was considered essential by government and the criteria had been laid down in paragraphs 6-8 of PNAP APP-108. Setbacks required under OZP meeting the above conditions might be favourably considered.
6.	<p><u>Refuge Floor</u></p> <p>Whereas the Fire Safety Code 2011 (Commentary to Subsection C17)</p>	BD advised that the refuge floor was an integral part of a protected exit

	<p>requires the furniture, equipment and rubbish bins at communal sky garden on refuge floor to be of <u>non-combustible</u> material, we understand that the finishes at wall, ceiling and floor will only need to comply with <u>Classification C</u> of Table E1, i.e. the same criteria for protected exits. Please confirm our understanding is correct.</p>	<p>as per Diagram A2 of the Fire Safety Code. HKIA's understanding was correct.</p>
7.	<p><u>Discharge Value (DV) of 1.8m Staircase</u></p> <p>It is noted that the DV of a 1.8m staircase (whether for sprinklered or non-sprinklered building) is smaller in the Fire Safety Code 2011 as compared with that in the old MOE Code.</p> <p>Thus, when proposing A&A works to add extra storeys on top of an existing building (which followed the old MOE Code) with 1.8m wide staircases, it would result in a situation where the DV of the extended 1.8m staircases of the additional storeys be different from that of the existing building below.</p> <p>Please advise if the above approach is correct.</p>	<p>BD advised that the DV of the existing portion of the staircases should follow the MOE Code applicable at the time of approving the subject plans. However, the additional DV resulting from the proposed additional storeys should follow the DV for "each additional storey" as stipulated in the current Fire Safety Code.</p>
8.	<p><u>Second Set of Submission Plan</u></p> <p>To facilitate and streamline the processing of GBP and other prescribed plans, we suggest reviewing the current practice of submission of a duplicated set of plans for approval.</p> <p>One suggestion is that when BD intends to approve the submission plan</p>	<p>B(A)R 11 stipulated that every plan submitted to the BA for his approval should be submitted in duplicate. Apparently, color copying the entire Set I already hand-amended plans for use as Set II plan for approval could serve similar purpose. BD would consider further.</p>

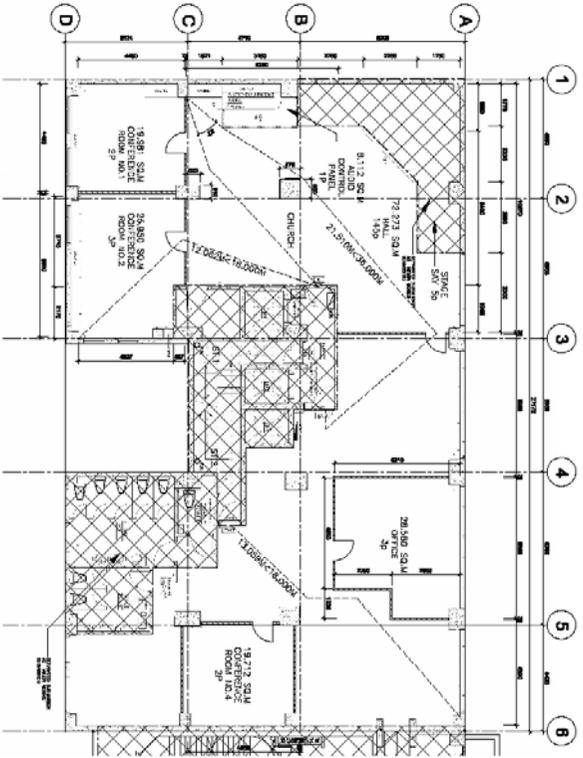
<p>(either with or without any agreed hand amendments to be made on the set of plans), the AP would collect, make hand amendments to the plans (i.e. the Set I) as required, and subsequently produce an identical copy of the plans (i.e. the Set II) by simply colour copying the entire Set I. The AP could endorse on the Set II plans to certify that the contents are identical to Set I as necessary. Both Set I and Set II would then be returned to BD to complete the approval process.</p> <p>This could save the case officer and the AP a lot of duplicated effort in making hand amendments and checking on 2 sets of plans, and would surely enhance works efficiency of the parties involved. Would BD please consider.</p>	<p>[Post Meeting Note: When considered necessary, BD might accept the following streamlined measure. BD would keep one signed set (Set II) with marked-up comments. AP/RSE would make the necessary amendments on the other signed set (Set I). After BD checking that the amended proposals as shown on Set I were approvable, the amended Set I could be taken back by the AP/RSE for endorsing the amendments made and for colour duplication (Set Ia). Set Ia should then also be signed by the AP/RSE on each drawing for certifying as true copy of set I. Both Set I and Set Ia were to be resubmitted to BD for completing the approval process. After approval, Set I would be kept by BD and Set Ia returned to AP/RSE.]</p>
<p>Items raised by HKIE (Ir C K LAU)</p>	
<p>9. <u>Replacement of Grade 460 Rebar by Grade 500 B Rebar</u></p> <p>Due to shortage of Grade 460 Rebar in local market, some RGBCs would like to propose using Grade 500 B Rebar as replacement of Grade 460 Rebar for the construction of some portions of their superstructure works designed to the CoP for Structural Use of Concrete 2004, with the Specific Characteristic Strength, f_y, keeping as 460 N/mm².</p> <p>The Grade 500B Rebar will be tested to meet the requirements of CS2:1995 as recommended by Standing Committee on Concrete Technology (SCCT) (relevant memo dated 31 mar. 2016 refers). A demarcation plan showing their area of application of Grade 500B Rebars prepared by RGBC and endorsed by RSE will be submitted for BA's record. Would BD please clarify whether the above proposal is</p>	<p>BD advised that the proposal was acceptable subject to the following testing requirements as per SCCT:-</p> <ul style="list-style-type: none"> ● The mill certificate of Grade 500B ribbed rebars should comply with CS2:2012; and ● The Grade 500B ribbed rebars should be sampled and tested in accordance with CS2:1995. <p>Demarcation plans showing the areas of application of Grade 500B ribbed rebars endorsed by the RSE should be submitted to BD for record purpose.</p>

<p>acceptable.</p>  <p>SCCT Memo dated 03312016.pdf</p>	<p>The relevant memo from SCCT dated 8 May 2015 was enclosed below for reference.</p>  <p>SCCT Memo dated 8 May 2015.pdf</p>
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Item raised by HKIS (Sr Andrew KUNG)

<p>10. <u>Occupancy Factor for Church premises/ Building</u></p> <p>Since church premises/building would have other functions apart from the hall for worship, please clarify whether occupancy factors of 9 and 10 should be used for areas designated as office and conference room instead of using the occupancy factor of 0.5 for the entire premises/building.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Use Classification 5d are other types of assembly premises, not specifically listed under Cap. 172, such as galleries, convention centres, conference centres, churches, amusement arcades, skating rinks, gymnasium, bowling alleys, viewing galleries, museums and columbaria etc. Generally, occupants are not familiar with the building, but they are mobile and capable of self-preservation. The occupant density can be varied greatly, depending upon the function or use of the premises. Occupants may temporarily lose their alertness and/or capability to escape due to the entertainment or exhibition they may be viewing. The fire safety concerns are that the occupants should be warned of a fire at the early stage, that adequate aisle and exit capacity should be available at all times and that the means of escape should be easy to find, well lighted and unobstructed.</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">4a</td> <td style="width: 70%;">Offices</td> <td style="width: 20%; text-align: center;">9</td> </tr> <tr> <td></td> <td>- Board rooms, conference rooms, function rooms</td> <td style="text-align: center;">10</td> </tr> <tr> <td></td> <td>- Staff rooms</td> <td style="text-align: center;">9</td> </tr> </table>	4a	Offices	9		- Board rooms, conference rooms, function rooms	10		- Staff rooms	9	<p>BD replied that relevant occupancy factors in the Fire Safety Code would be adopted for functions as indicated on plan.</p>
4a	Offices	9								
	- Board rooms, conference rooms, function rooms	10								
	- Staff rooms	9								

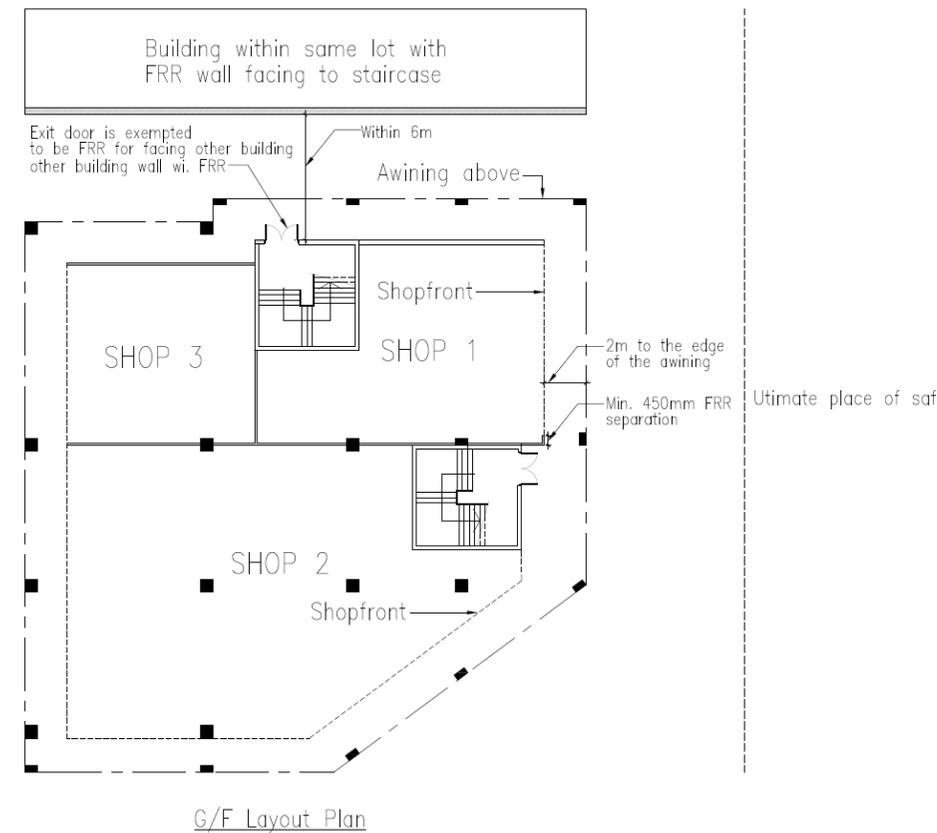
5d	Public halls, assembly halls, conference halls removable seating fixed seating	0.5 Number of seats
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<p>11.</p>	<p><u>New measures for sub-divided units in new and existing industrial buildings</u></p> <p>It has come to some members' notice that BD may exercise some measures for sub-divided units in new and existing industrial buildings. What is the latest development of these proposed measures?</p>	<p>To discourage unauthorized change in use of workshop units in industrial buildings to residential use, the following measures would be adopted in processing new building proposal:</p> <ul style="list-style-type: none"> - Modification to permit non-provision of natural lighting and ventilation to the toilets in individual workshop units would not be granted generally; - Internal pipe ducts for toilets of individual units would not be exempted from GFA calculations; - High headroom in small workshop units had to be fully justified. <p>A circular letter in this regard would be issued shortly. [Post Meeting Note: more updated details were recorded in the circular letter dated 17.6.2016 issued by the BA.]</p>
<p>12.</p>	<p><u>Code of Practice for Fire Safety in Buildings 2011 (FS Code)</u></p> <p>a. FS Code Clause B5.7 - 450mm Return for Exit Route</p> <p>When the required staircase discharge to G/F level with other accommodation of building on the same plane, please clarify only min. 450mm return of FRR enclosing wall is required as per clause B5.7 even there is a 2m wide covered walkway/canopy/awning over the area right outside the exit door of the required staircase provided that the ultimate place of safety is immediately next to the covered walkway/canopy/awning.</p>	<p>a. If a required staircase passed through a covered area before reaching the ultimate place of safety, apart from complying with Clause B5.7 of the FS Code, the covered area should be designated as common parts, open in design (not trapping smoke) and not encumbered with fire hazards. Besides, the construction of the covered walkway and canopy/awning should meet the requirements stipulated in Clause C4.3 and Clause C12.1 of the FS Code respectively. Awning used</p>

b. FS Code Clause C9.7 - 6m Separation

When G/F exit of required staircase facing to and within 6m of other building within the same site, please advise if G/F FRR door of required staircase could be exempted from Clause C9.7 provided that there is FRR wall by other building within 6m from the discharge point of the required staircase.



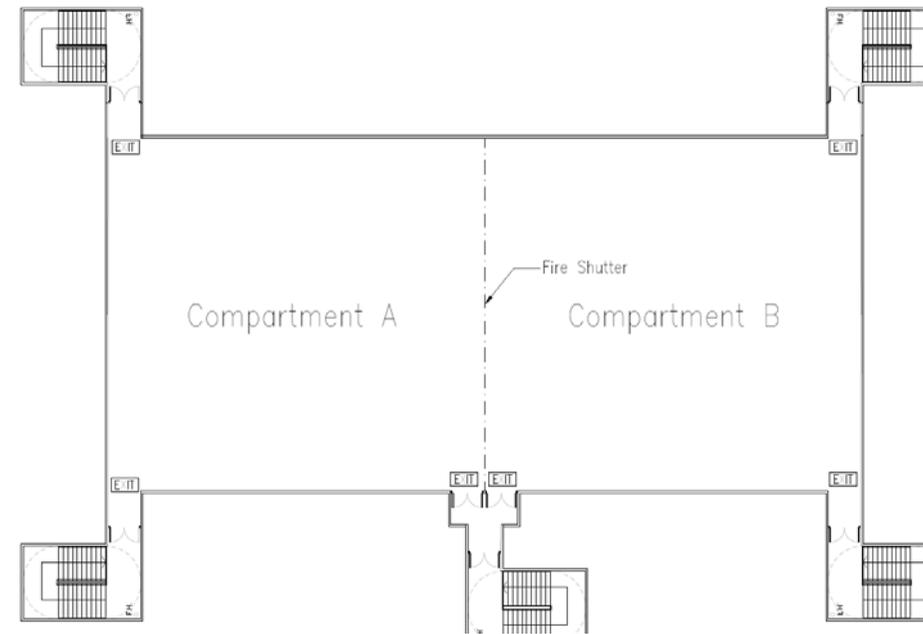
for covered walkways should also be non-combustible satisfying Part E of the FS Code.

- b. Clause C9.7 (d) would be applicable and a fire-rated door would be required to protect the discharge point at ground storey. Diagram C2 Example (a) was relevant.
- c. Compliance with Subsections B7 and B8 and Table B2 of the FS Code should be checked on room, storey as well as compartment basis.
- d. The understanding on the part of the covered walkway was correct provided that the exit route at the temporary place of safety comply with Subsection C9 and Clause C12.4. The floor of the temporary place of safety should also have an FRR of not less than that of the storey below. Clause B5.3 and Diagram B1 were also relevant.

c. Determination of the Number and Width of Exit Doors/Exit Route

When two compartments "A" and "B" are separated by the fire shutter with by-pass lobby connected for communication, number and width of exit doors and exit routes could be determined on room and compartment basis rather than storey basis provided that:

- (1) exit of compartment without relying on exit door/exit route of other compartments; and
- (2) capacity of whole storey do not exceed 3,000 people



d. Required Staircase Leading to Covered Walkway to Open Area on Upper Floor

When there is a required staircase leading to covered walkway to open area on upper floor, please advise if the element of construction of covered

	<p>walkway shall be non-combustible, while decorative finishes shall follow clause E13.1 Classification C of BS EN 13501-1:2007 provided that there is no unprotected opening within 6m of the covered walkway.</p> <p><u>Please advise whether the above understandings are correct.</u></p>	
13.	<p><u>Incorporation of Grant Modifications/Exemptions in Amendment Plan</u></p> <p>When there are modifications/exemptions granted in the final amendment, please advise if further submission of amendment plan is required to incorporate the grant modifications/exemptions or it could be incorporated in record plan.</p>	<p>As stipulated in para. 14 of PNAP ADM-2, a condition would be imposed to incorporate the relevant conditions of modifications/exemptions in the subsequent amendment plans for submission to the BA for approval before the submission of a certificate under B(A)R 25 on completion of building works so as to ensure the imposed conditions were fulfilled and the parameters for granting modifications/exemptions could be made known to the public. For modifications applied and granted after the approval of the originally intended final amendments, further amendment plans would inevitably be required to incorporate the new modifications. Such amendment submission would normally be processed by BD asap.</p>
14.	<p><u>Fire Safety Code Section 3 – The wordings “...the like.” Classified as Special Hazard</u></p> <p>As regards item 1 of 2/2014 APSEC Discussion Forum on 14 March 2014 concerning the areas that should not be considered as special hazard, please advise on the latest development of BD’s follow-up.</p>	<p>“Electrical plant rooms” was a general term referring to rooms containing plants running on electricity. This category was omitted from the definition of “Special Hazard” in Section 3 of Part A of the FS Code in the latest corrigenda of the FS Code and as such all the building services plant rooms mentioned in item 1 of the said Forum Discussion were not regarded as having special hazard.</p> <p>The fire risk of a room should be dependent on the chances of catching</p>

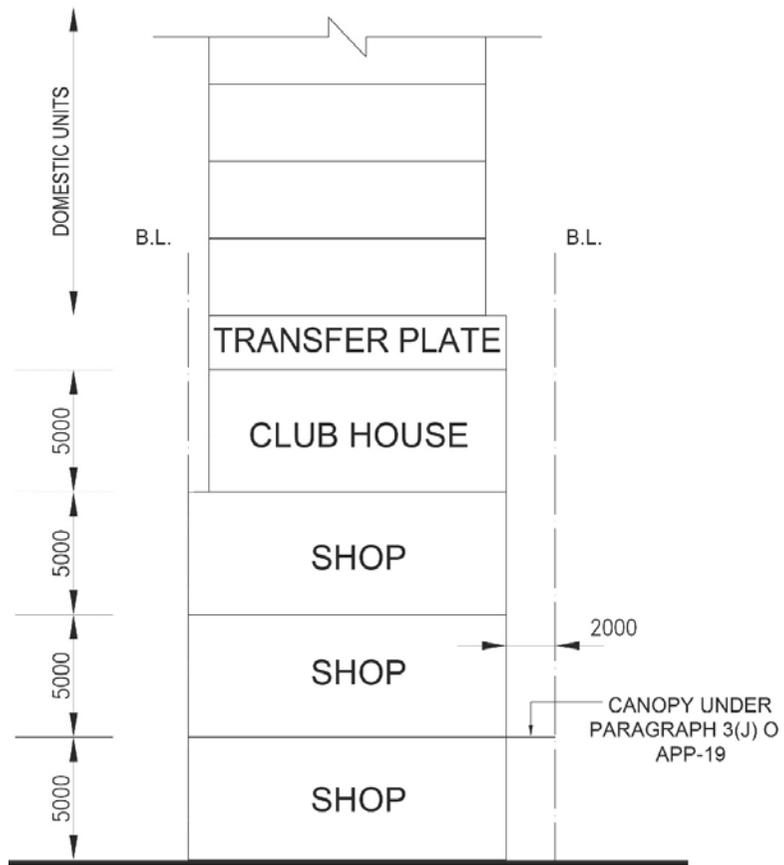
		<p>fire and the fire load therein. Generally, plant rooms serving individual floors not running on fossil fuel nor with significant amount of combustibles were not normally regarded as having special fire hazard.</p> <p>On the other hand, central plant rooms for the whole building or rooms with plants running on (a) fossil fuel, (b) flammable refrigerants or similar chemicals, (c) high voltage plants or (d) containing large amounts of combustibles would be regarded as such. AP should indicate on plans (a) the type of plants with respect to the above considerations and (b) if it resembled fuel tank rooms or the like, for consideration of whether such room should be classified as special hazard. Generalized descriptions such as plant rooms might not accurately reflect the fire risk.</p>
Item raised by AAP (Ms Carolin FONG)		
15.	<p><u>Width of Doors to TRS</u> FS Code B30.3 and BFA Para 38 and Figure 22 are relevant. Please clarify that for MOE doors leading to TRS:</p> <ul style="list-style-type: none"> ● The minimum clear door width of 850mm stated in FS Code B30.3 should be measured to the vertical members of door frame, and ● BFA para 38 and figure 22 regarding the 'effective clear width' of 800mm should be complied. 	<p>While the minimum width of door for passage of wheelchair user in general was 800mm, the minimum clear width of door leading to TRS should be 850mm as required under the FS Code.</p>
16.	<p><u>Mean of Access to Fireman's lift lobby from EVA at Ground floor at school or institutional buildings</u></p> <ul style="list-style-type: none"> ● Forum 2012-1 item 3 clarified that B9.1 allows required staircase at 	<p>Item 3 of the 2012-1 forum only clarified that in schools, taking into</p>

<p>G/F to connect to a covered playground through a protected lobby (such that users need not go to uncovered areas before reaching the stairs in their daily use)</p> <ul style="list-style-type: none"> ● Based on the same principle, can D7.3 also allow the fireman lift lobby to be accessed through a covered playground? 	<p>account the anticipated good management and supervision, the exit route at G/F from a staircase to the street could be <u>connected</u> to a covered playground via a protected lobby. This did not mean that the staircase could be discharged to the covered playground. BD emphasized that if the covered playground also discharged through the same connection to street, such connection to covered playground should not compromise the required width of the exit route to street.</p> <p>In a situation of access to a firemen’s lift (not coupled with staircases), provided that fireman’s lift at G/F was connected to a firemen’s access point through a protected connecting route (route), the route could also be connected to an covered playground through a protected lobby, which would be a similar situation to staircase.</p> <p>For schools with inherited difficulties in complying with the requirement of protecting the route to firemen’s lift, e.g. the fireman had to from the access point pass through a covered playground without fire-protected route before reaching the firemen’s lift, each case would be considered on individual merits. The “openness” of the covered playground and the fire risk therein, the distance of unprotected route that the firemen needed to travel, whether there were other mitigating measures provided e.g. additional FSI, etc., would all be considered. Comments from the FSD would also be sought.</p> <p>Having staircases discharging into covered playground before directly reaching streets would be considered as a separate issue.</p>
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17.	<p><u>Width of EVA and discharging of MOE onto EVA within site boundary and uncovered</u></p> <p>In many projects, MOE discharges at Ground Floor to an EVA within site boundary which leads to a street. Please confirm that the width of the EVA need NOT exclude any 'notional width' for MOE and shall just be 7.3m if in the form of a carriageway or 6m if not so, as stipulated in Clause D22.2 of FS Code.</p>	<p>If the EVA also served as a private street/ access road, footpath(s) should be provided according to Building (Private Streets and Access Roads) Regulation 4. For EVAs not serving such purpose, the provision of pavement or demarcation of such should not normally be required for situations where there were only small numbers of staircases discharge into. However, for situations where large number of evacuees were expected simultaneously in the EVA e.g. in cases of large shopping arcades where no phased evacuation was designed and there was no buffered areas such as landscaping areas nearby for the evacuees to overflow into so as to avoid hindering the approach of fire engine, the significant effect on the counter flow of firemen and fire engines with evacuees had to be addressed.</p>
18.	<p><u>Approval of Plans demonstrating SBD Compliance in projects NOT requiring for GFA Concession</u></p> <p>Currently if no GFA concession is sought, BS will not approve the plans which demonstrate SBD compliance in the GBP.</p> <p>However, SBD compliance is required in some lease special conditions.</p> <p>We request that BD would approve the whole set of GBP submitted.</p>	<p>BD advised that if a project did not apply for GFA exemption under PNAP APP-151, GBP for demonstrating SBD compliance would not be vetted or approved by BD. Members expressed the difficulties encountered in meeting the special conditions under lease on "building separation" as colleagues in LandsD might not check SBD with the same approach as BD.</p> <p>BD advised that, instead of giving comments relating to SBD on case</p>

		basis, general guidelines and seminars in this regard would be given to LandsD if necessary.
19.	<p><u>Submission of Form BA5</u></p> <p>It has been an established practice that Form BA5 is required for 1st submission of each type of plans, and not required for resubmission or subsequent amendments.</p> <p>We notice that some APs were requested to submit BA5 for all resubmissions and amendments recently. Please clarify if there has been a change of practice.</p>	Under B(A)R 18A, where plans of building works were submitted to the BA for his approval, there should be submitted together with plans, a certificate which should be in the specified form, by the AP, RSE or RGE, as the case might be, who prepared the plans or under whose supervision the plans were prepared. Form BA5 should therefore always be submitted together with plans. However, owners' signature or ownership proof would not be necessary after the 1 st submission of general building plans unless there was a change of such.
20.	<p><u>BA14 Acknowledgement</u></p> <ul style="list-style-type: none"> ● This item has been raised on 18 October 2013. BD replied that those Forms BA14 pending the issue of acknowledgement letters is because of the outstanding documents from the AP/RSE. ● Similar question being raised on 16 May 2014 regarding the processing time of BA14 for A & A works requiring more than 2 years, BD advised on 27 June 2014 that for Form BA14 submitted in 2014, BD would monitor internally and remind staff to process the same in a timely manner. <p>To resolve the current situation, we propose that a time limit be imposed such that BD shall within 1 month from the last receipt of documents acknowledge the BA14 or let the AP / RSE know the list of outstanding items.</p>	BD had been monitoring regularly and reminding staff on processing submissions of Forms BA14 in a timely manner. As an internal target, BD's written reply in response to the submission of Form BA14 would normally be given within 28 days. To facilitate processing of Forms BA14, APs/RSEs should submit full set of required documentations as most of the outstanding acknowledgements involved information/documents outstanding from AP/RSE/RC. For simple A&A works, submission of record photos on the completed works would help speed up BD's processing.

21.	<p><u>FS Code Clauses E5.1 and E9.1</u></p> <ul style="list-style-type: none"> ● E9.1 states testing requirements for doors with smoke seal for controlling smoke leakage. ● E5.1 states testing requirements of fire rated doors etc. However some of the standards includes '...and smoke control tests...'. We wish to clarify for fire rated doors etc. NOT requiring smoke seal, the part on smoke control test within the standards stated in E5.1 need not be satisfied. 	<p>The building component should be tested in accordance with the standards stated in Clause E5.1 where applicable to demonstrate the required FRR.</p>
22.	<p><u>Protection of Public/Residents around Buildings</u></p> <p>(a) Canopies under para. 3(j) of PNAP APP-19</p>	<p>(a) Para. 6 of PNAP APP-19 described the principle that areas covered by projecting features forming shelters capable of functional use should be included in GFA calculations even the concerned width to clear height ratio was not less than 1:8. Only canopies within site projecting not more than 2m over an entrance of a building could be disregarded from SC and GFA calculations. Canopies over the shopfront or the entrance of a retail shop should be included in SC and GFA calculations. However, special circumstances demonstrating public interest or innovative designs which were unlikely to be abused could always be favourably considered on case merits.</p>

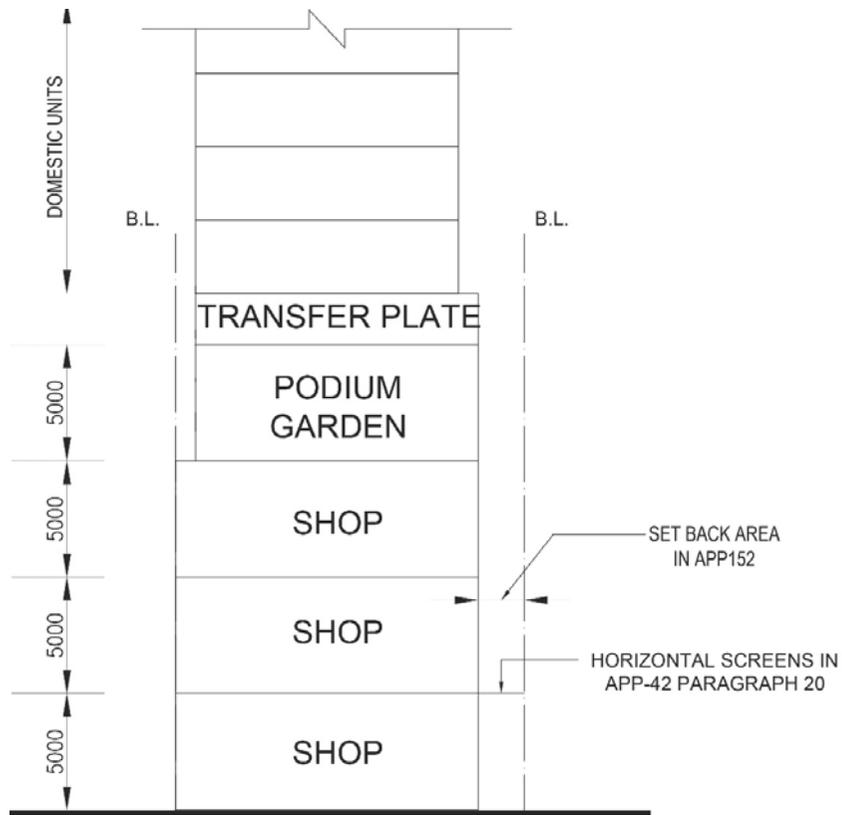


According to para. 3(j) of PNAP APP-19, canopies within the site boundary projecting not more than 2m over the entrance to a building need not be counted for SC and plot ratio (P.R.). Please clarify if such a canopy may also be applied to a G/F retail shop, which is set back from the site boundary.

(b) Horizontal Screen under para. 20 of PNAP APP-42

(b) In general, roofs of covered walkways connecting domestic buildings would be regarded as horizontal screens. Only horizontal screen serving a genuine protection to the passageway for the enjoyment of the residents of domestic buildings at the open areas at ground floor or podium floor not forming part of any commercial premises could be disregarded from GFA calculation.

<p>According to para. 20 of PNAP APP-42, horizontal screens may be permitted in any open areas frequently used by occupants at ground floor or podium floor; or roof garden/ play areas at podium floor around the perimeter of a domestic tower (apparently within site boundary). As it does not specify the use of the building at G/F, so we understand that the use as shop at G/F warrants permission to have such horizontal screen installed.</p> <p>However, in the Chinese version, it is stated that “在位於住用樓宇的地面層及平台樓層經常被使用的露天地方或位於天台花園/平台塔樓周邊的遊戲場地.....”</p> <p>Hence, it apparently qualifies that the open areas at ground floor or podium floor should only be applied to domestic buildings. The discrepancy is noted, when compared with the English Version. Please clarify which one we should follow.</p> <p>(c) Set back requirement under PNAP APP-152</p>	<p>(c) Para. 8 of PNAP APP-152 specified that the setback area should be without any permanent building structures other than landscaped features, perforated balustrades, perforated boundary walls and structural columns. Minor projecting features and signboard projecting not more than 600mm from the external walls and at a clear height of not less than 2.5m above the street level; and single storey footbridges <u>across</u> the setback area might also be permitted. In this connection, a horizontal screen that could meet the above requirements might be permitted within the building setback area under PNAP APP-152.</p>
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According to para.8(a) of PNAP APP152, a canopy that complies with Reg.10 of the B(P)R may be permitted. Please clarify whether horizontal screens as mentioned in PNAP APP 42 para.20 should also be allowed in these set-back areas.

23. **Disapproval under s.16(1)(i) of the BO**

In most of the disapproval letters issued by BD, it is frequently stated that “submission of further particular or other plans consequent upon the

Usually BO, s.16(1)(i) was quoted for disapproving items required to be shown on GBP but found not shown thus requiring clarifications. BO

	<p>refusal of the BA to give his approval under s.16(1)(i) of the BO shall be deemed to be a fresh application in respect of the plans which the BA had refused to approve”. Sometimes the “further particular” item is very trivial.</p> <p>We suggest that BD should provide a list of items that might cause the disapproval under s.16(1)(i) of the BO.</p>	<p>s.16(1)(d) was quoted for items shown but not in compliance. For items disapproved under s.16(1)(i) but not reappearing in the resubmitted plans, 60-day processing time would not be applicable. Giving a list of items that should be disapproved under s.16(1)(i) would not be practical.</p>
24.	<p><u>MOE Exit at Ground Floor</u></p> <p>According to Clause B9.1 of the Code of Practice for Fire Safety in Buildings 2011, it stipulates that “The enclosing walls of every required staircase should be so continued at ground storey as to separate from the remainder of the building any passage or corridor leading from the required staircase to its ground storey discharge point. In the case of a building served by two or more required staircases, a cloakroom, lavatory, water-closet, caretaker’s office, fire control room or caretaker’s counter may open off such passageway.”</p> <p>Please clarify if mailboxes which are commonly located at the G/F lobby (apparently known as passageway) would be allowed.</p>	<p>BD confirmed that similar to allowing caretaker's office or counter, mailboxes would also be allowed in G/F lobby through which one of the required staircase would discharge, considering that mailboxes should be of low fire risk and be monitored by the caretaker.</p>
Item raised by BD		
25.	<p><u>Technical Committee on Design and Construction Requirements for Energy Efficiency of Buildings</u></p> <p>The Technical Committee (TC) on Design and Construction Requirements for Energy Efficiency of Buildings (DCREEB) represented by the relevant government departments, professional institutions and universities has</p>	<p>Meeting of TC on DCREEB would be held twice a year to review the CoP and Guidelines. More frequent meetings would be held as necessary. Members were welcome to provide views and comments.</p>

	<p>been established with a view to considering any comments or feedback received from the building industry arising from the use of the Code of Practice for Overall Thermal Transfer Value in Buildings 1995 (CoP) and Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014 (Guidelines), relevant advancement in design, technologies and construction methods, and the latest relevant overseas regulatory control and standards; and to review the standards on OTTV and residential thermal transfer value (RTTV) under the Energy Saving Plan for Hong Kong's Built Environment 2015~2025+</p> <p>The first TC meeting is to be held on 30 May 2016 and views and comments or feedback arising from the use of the above CoP and Guidelines are welcomed.</p>	
26.	<p><u>Issue of Revised PNAP APP-67</u></p> <p>PNAP APP-67 has recently been revised to align with the corresponding requirements under PNAP APP-156 as follows:</p> <p>(a) the finalised OTTVs of the building and the shading coefficient of glass should be incorporated into general building plan for record and the final OTTV reports and related information should be submitted prior to the application of an occupation permit; and</p> <p>(b) quantitative assessment should be submitted to BA for consideration if the sunshades project over 750mm from external walls.</p>	<p>Both OTTV and RTTV standards were subject to periodic review to keep pace with advancement in building design and technological development. PNAP APP-67 had recently been revised to align with the corresponding requirements under PNAP APP-156 as follows:</p> <p>(a) the finalized OTTVs of the building and the shading coefficient of glass should be incorporated into general building plan for record and the final OTTV reports and related information should be submitted prior to the application of an occupation permit; and</p> <p>(b) quantitative assessment should be submitted to BA for consideration if the sunshades projected over 750mm (instead of the previous 500mm) from external walls.</p>

<p>27.</p>	<p><u>Working at Height - Labour Safety Issues</u></p> <p>Relevant stakeholders have reflected that there were high number of serious work accidents related to building repairs and maintenance works carried out at height in recent years. One of the factors leading to fall-from-height accidents is because the design of some buildings has not been provided with practical and effective measures to cater for the needs of external inspection and maintenance. These include no pre-built safe access to external walls, no sound structure or sufficient space for erecting scaffolds, no built-in gondola and no anchor point for fall arresting device.</p> <p>BD has issued PNAP ADV-14 since 1998 to encourage the provision of relevant facilities such as gondola, cast-in anchor devices etc. in new buildings. For assuring that the implementation of the safety facilities mentioned in the above PNAP, BD in accepting the application for exemption of curtain wall and air-conditioner platform from site coverage and plot ratio calculations will also require such safety provisions as a prerequisite.</p> <p>Members are welcome to provide comments, recommendations and detailed design of safe access and facilities in new buildings as well as refinement on the above PNAP.</p>	<p>Since the construction federations and workers had consistent concerns on the inadequate provision of safety measures to facilitate workers working at height, BD encouraged the practitioners to improve the situation and provide input in the revision of PNAP ADV-14. A member advised that the same issue had been discussed some years ago and proposal of elevated walkways for improving access had been made but not supported by LandsD due to PR and SC implication. BD responded that as long as the proposals would improve workers' safety, they would be considered and the stance of relevant authorities would be aligned for incorporation in the revised PNAP.</p>
<p>28.</p>	<p><u>Numbering of blocks within a development</u></p> <p>Numbering of blocks within a development should take into the account of MOA and MOE provisions to avoid confusion to the public and possible delay to rescue and fire-fighting operation.</p>	<p>BD noted that in some developments, a single building block (considered as such under the provision of MOE and MOA) was sometimes assigned with two different numbers/ names which might easily be mistaken as two different buildings by firemen thus hindering</p>

		<p>rescue. After deliberations, it was considered that simple and logical numbering system should be adopted while other numbering / naming systems should be shown in parentheses. APs should also advise their clients not to deviate from the logical numbering sequence on site for safety reasons.</p>
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IV. Any Other Business

<p>29.</p>	<p><u>Roof Greening in Existing Buildings</u> (Item raised by BD)</p> <p>BD has recently issued a circular letter to all AP, RSE, RGE, RI, RGBC, RSC and RMWC on roof greening in existing buildings. The circular letter serves a friendly reminder on the provisions that should be taken into account in designing and installing new greening on existing buildings.</p>	<p>BD briefed members on the newly issued circular letter dated 26.5.2016 and reminded them of the relevant provisions under the extant BO in relation to roof greening in existing buildings.</p> <p>In carrying out structural assessment to ascertain whether a proposed roof greening was suitable for an existing building, reference should be made to PNAP APP-117 on the Structural Requirements for Alteration and Addition Works in Existing Buildings. Furthermore, after completion of works, regular inspection should be conducted with clients for assuring that structural safety was sustainable.</p> <p>BD drew members' particular attention that overloading the parent structure was a contravention and such use might be prohibited. The</p>
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