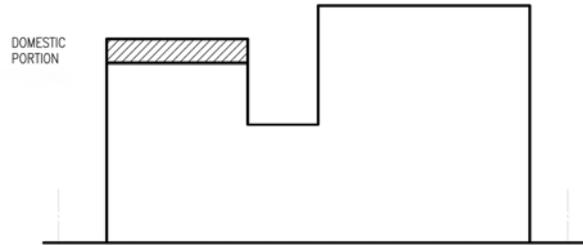


Summary of Items Discussed in 1/2017 APSEC Discussion Forum on 13 January 2017

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>Submission for Window/Window Wall & Protective Barrier</u></p> <p>a. As per PNAP APP-37, only window or window wall system which meets the conditions mentioned in Para. 4 is required for structural submission to BD for approval/consent. Our understanding is that if a window or window wall system has a portion lower than 1.1m A.F.F.L. (i.e. acting as protective barrier as well) but does not meet the abovementioned submission conditions, structural submission to BD for approval/consent is still NOT required, though AP/RSE would have to ensure the design and installation can satisfy the performance requirements stipulated in the Building (Construction) Regulations. Please advise if our understanding is correct.</p> <p>b. Similarly, for construction, alteration or repair of window or window wall in an existing building which meets the criteria as described in item 2.8 (Class II) of the Minor Works Control System, the works should only be classified as item 2.8, but not item 1.6 (alteration of protective barrier) even the said window or window wall involves a portion lower than 1.1m A.F.F.L. Please advise if our understanding is correct.</p>	<p>For item 1a, BD advised that HKIA's understanding was correct by virtue of paras. 4 and 5 of the PNAP APP-37. BD further reminded that in case the design span of structural elements of the window or window wall exceeded 6m, its structural details should be submitted for approval as per para. 6 of the said PNAP.</p> <p>For item 1b, BD advised that they would consult internally the Minor Works and Signboard Control Section and revert on this subject.</p>
2.	<p><u>Hoarding Works</u></p> <p>a. While hoarding is usually required to separate portion(s) of a site under Phased OP (POP) application from the rest of the site which is under</p>	<p><u>Item 1a</u></p> <p>In order to assure safe occupation, if part of a building was under Phased OP (POP), the POP areas should be separated from the construction site</p>

<p>construction, we opine that hoarding with fire resistance rating should not be required if the completed building (under POP application) has a clear minimum separation from the POP boundary for, say, 900mm. Please advise if this would be acceptable to BD.</p> <p>b. Except for demolition works, it has been the usual practice that consent for superstructure works could be granted so far as the respective hoarding plans and hoarding permit have been accepted and granted; and that the hoarding for superstructure works would be in place prior to actual commencement of works. However, our members expressed that there are recent cases where superstructure consent can only be granted upon completion of hoarding for superstructure. Please clarify if this is unnecessary or there is a change in practice.</p>	<p>within the building envelop by fire barriers having adequate FRR commensurate with the circumstances and use and in no case less than 2-hour as if for separate buildings. Access to construction sites via POP areas would not be normally permitted unless for difficult sites and with necessary safety precautionary measures in place to the satisfaction of the BD.</p> <p>For POP areas delineated discretely by fence walls from construction sites in open areas, BD viewed that the fence wall need not be fire-rated in general provided that a clear separating distance without fire load between the completed POP boundary fence wall and the completed building was not less than 1800mm. Other factor that BD would consider in requiring portion of hoarding to be fire-rated would include the proximity of the MOE path to the POP boundary fence wall. The necessary measures for protection against falling objects, if necessary, should be taken into account on top of the fire separation requirements.</p> <p><u>Item 1b</u></p> <p>BD advised that there had not been a change in the practice in this regard. Superstructure consent applications could generally be granted when the respective hoarding plans had been submitted to BD and all the relevant conditions complied with. It would be the AP/RSE's duty to ensure that the hoarding works were in gear with the progress of the construction. However, hoarding and other protective measures must be satisfactorily erected before demolition consent could be considered.</p>
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3.	<p><u>B(P)R 23(4) – Composite Building treated as Non-domestic Building</u></p> <p>B(P)R 23(4) states that <i>“the BA may treat as a non-domestic building...in which the only domestic part of the building is a place of residence, not having more than 50 sq.m of UFS, for a caretaker or other person employed in connexion with the building.....or a residence comprising the top storey of the building, or both.”</i></p> <p>For institutional projects on a large site consisting of multiple blocks over a podium, for practical reason and design flexibility, the residence (may be larger than 50 sq.m UFS) may better be located at the <i>top storey of a block</i> which is not the tallest block of the complex (see attached diagram). We opine that this is acceptable under the purview of the said regulation, as “building” is meant to include “any part of building” as per the interpretation under BO s.2. Please advise if our interpretation is correct.</p> <p>Alternatively, if the above cannot be interpreted as the “top storey”, would BD favourably consider an application for modification such that the residence for person employed in connexion with the building (which is more than 50 sq.m UFS) can be located at area other than the top storey?</p>	<p>In principle, it was acceptable under B(P)R 23(4) to have a residence (> 50 sq.m UFS) comprising the top floor of the non-domestic building. If there were several building blocks on top of a podium, the top floor should be the one of the highest building block. In the case of independent building blocks in a compound not connected by a podium, such building blocks could be treated independently under the regulation.</p> <p>Modifications could be considered for special circumstances</p>



4. **Vertical Green – Structural Submission**

Regarding item 5 of ADF 5/2015 discussing on Structural Submission for Vertical Green (VG), it was clarified that the structural submission for VG should be limited to the structural sub-frame only.

Notwithstanding, BD advised that the project RSE should check and be satisfied with the details of fixing of such soil/plants holding pots, troughs, etc onto the sub-frame to have achieved the required performance and safety standards in particular for the wind load effect on the VG; and BD required the project RSE should incorporate a note to the above effect on the VG structural submission.

Due to the 'specialty' of the various proprietary VG System, the project RSE may not be willing or in the best position to endorse the aforesaid note for a proprietary product. We would like to inquire if BD would accept such

The option of engaging separate RSE for VG system was considered not appropriate on the ground that its complexity was incomparable with that of curtain wall, window and window wall system.

As per item 5 of ADF 5/2015, BD maintained the view that the project RSE should check and be satisfied with the details of fixing of such soil/plants holding pots, troughs, etc onto the sub-frame to have achieved the required performance and safety standards in particular for the wind load effect on the VG; and BD required that the project RSE should incorporate a note to the above effect on the VG structural submission. In this regard, BD advised AP/RSE should carefully review the technical details before selecting the VG system.

As adoption of VG system was becoming more common and its

	substantiation to be submitted by a separate RSE, similar to the provisions for curtain wall, window and window wall system in paras. 8, 9 10 of PNAP APP-37.	proprietary systems might vary substantially in the market, BD agreed to conduct a study in collaboration with AP/RSE's representatives aiming to formulate a set of technical requirements/guidelines for reference by the industry in due course.
	Item raised by HKIE	
5.	<p><u>CoP for Foundation 2004</u></p> <p>Clause 2.3.2 "Acceptable Settlement" of the prevailing Code of Practice for Foundation (2004 Version) does not prescribe the maximum angular rotation of pile caps due to wind or other transient loads. Can we adopt the normal rotation control figure of 1:500 as reference value before the promulgation of the new Code of Practice for Foundation (new Code).</p>	BD advised if RSE chose to make use of the new Code, the whole set of requirements in the new Code should be fully adopted upon its publication.
	Item raised by HKIS	
6.	<p><u>Spandrel Provision for Required Staircase</u></p> <p>Pursuant to Clause C11.1 of FS Code, for non-sprinkler protected building, the external wall of a building at any floor should be separated from the external wall at the floor next below by the vertical 900mm FRR element for slowing the flame spread. Would BD clarify if such requirement does not apply to required staircase as the entire staircase shaft should be a single compartment.</p>	BD advised that although the spandrel provisions or horizontal projections under Clause C11.1 of the FS Code would not be required for a protected staircase enclosure, the protection of a required staircase should follow the requirements in Clause C9.6.
7.	<p><u>Openings through Beams for E/M services</u></p> <p>Under current practice, it is required to submit A&A plans for formation of openings through beams. As such alterations would usually be minor in</p>	BD advised that formation of openings for E/M services through beams might be complicated works involving structural strengthening in some

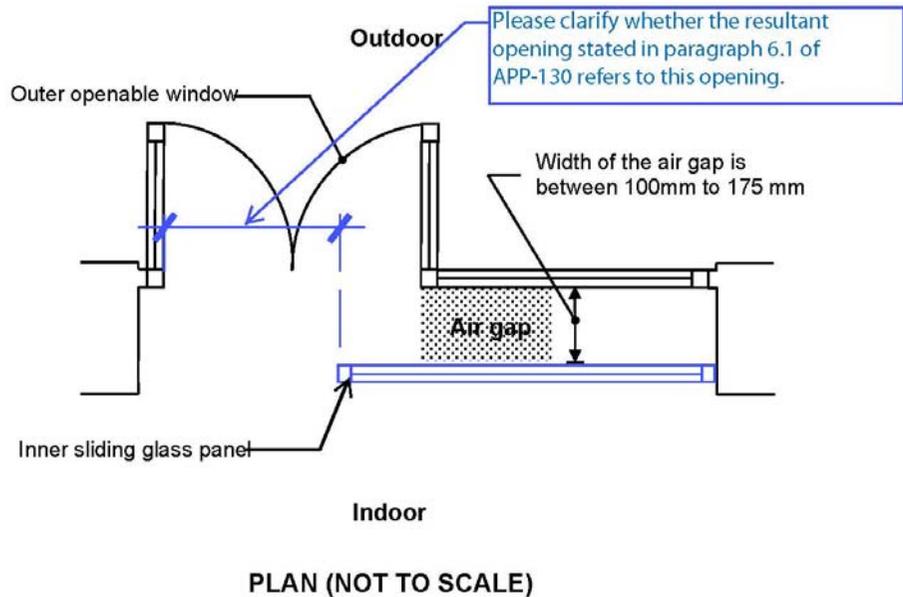
	nature, it is suggested introducing provision under Class I Minor Works to streamline the process. If agreeable, AP/RSE could provide technical support to each individual minor works submission and maximum size of opening should be limited to 100 mm diameter.	cases. The scope of the proposed minor works item required further study.
	Item raised by AAP	
8.	<p><u>PNAP APP-2 – lay-by</u></p> <p>Lay-by is required under loading / unloading category under Table 11 of the HKPSG. Lay-by is sometimes also required under lease conditions. We wish BD to clarify whether such lay-by required under HKPSG / lease conditions would be considered as loading / unloading areas under PNAP APP 2.</p>	BD advised that as per discussion in item 2 of ADF 4/2014, lay-by required under lease or by TD would be favourably considered for exemption from GFA calculations.
9.	<p><u>Non-accountable GFA – PNAP APP-2 para 12</u></p> <p>We wish BD to clarify whether external wall enclosing areas of non-accountable GFA would also be disregarded in GFA calculation.</p>	BD confirmed that external wall enclosing non-accountable GFA area could be disregarded from GFA calculation, provided that such wall was a non-load bearing wall. The maximum wall thickness to be disregarded from GFA calculation should normally not be greater than 100mm.
10.	<p><u>MOE – Small Shops at street level</u></p> <p>Provision of roller shutter with a wicket door is a common practice for most street shops. The wicket door is usually 600mm wide and cannot meet the requirement under Table B2 of FS Code. Installations of these roller shutters are often left to the owners who in turn would ask AP whether such shutters would be considered as 'UBWs' and whether</p>	BD noted that as long as the said wicket door(s) in the roller shutter could comply with the requirements as stipulated in FS Code, in particular, Table 2 and Clause B13, those roller shutters could be shown on GBP for approval by BA.

	<p>statutory orders to remove the shutters would be served.</p> <p>Practically roller shutter would not be closed unless the shop is closed. We suggest BD should allow roller shutters of small shops to be indicated in the GBP.</p>	
11.	<p><u>MOE discharging onto Lawn at G/F</u></p> <p>BD confirmed under item 2 of ADF 2/2015 that MOE discharging onto lawn would not be accepted to prevent slipping and falling. To meet with greenery site coverage requirements, AP sometimes struggles very hard to 'reduce' the hard-paved area required for MOE across landscape area. The problem is particularly difficult to resolve with large sites.</p> <p>There are products like grass reinforcement mesh in the market used in other countries to stiffen the lawn surface for car parking and wheelchair access routes. Slip resistance information is available and attached herewith.</p> <div data-bbox="336 917 504 1029" style="text-align: center;">  GRS product and PTV value.pdf </div> <p>We would suggest BD to allow MOE route over lawn with proper reinforcement to tackle the slippery issue. More information or research on available products can be carried out if BD's view is positive.</p>	<p>BD advised that they would take a pragmatic approach in considering each case on its own merits. Factors below would be taken into consideration in acceptance of the lawn with reinforcement (1) whether it formed part of EVA; (2) combustibility of the reinforcement of the lawn; (3) whether the reinforcement would hinder the movement of the evacuees especially people wearing high-heel shoes; (4) certain area with hard paving between required staircase and the lawn should be provided as buffer. Besides, the part of lawn with reinforcement might be discounted in the calculation of greenery area according to merits of each particular case.</p> <p>AAP would provide more details on factors (1) to (4) for BD's considerations.</p>
12.	<p><u>AC Platform and recent Circular Letter of 23-12-2016</u></p> <p>We welcome the circular letter clarifying the necessary practices to ensure safety for maintenance of AC after the buildings are occupied. We wish</p>	<p>BD advised that while the height of an typical A/C outdoor unit would be around 800 – 900mm, the height of 2 units stacked up would reach up</p>

	<p>to clarify the following:</p> <p>When there is only one layer of AC outdoor unit, the AC platform is ignored for prescribed window or open space consideration. Please advise whether the above would change if there are more than 1 layer of AC outdoor units stacked up at the AC Platform.</p>	<p>to around 1600 – 1800mm and obstruct the natural lighting and ventilation if placed in front of the windows and hence considered unacceptable. It was considered acceptable for such A/C platforms to protrude into the rectangular horizontal plane.</p> <p>For open space consideration, the presence of A/C outdoor units would have relatively insignificant implication and stacking of more than one layer of A/C units would also be acceptable.</p>
13.	<p><u>PNAP APP-2 Vertical Shafts at E&M Floor</u></p> <p>We would like to clarify whether the lift shafts and staircases passing through the E&M Floor as marked in the 2 scenarios would be accountable for GFA under paragraph 14 of PNAP APP-2.</p>	<p>BD advised that where staircases and lift shafts solely served floors (i.e. not serving GFA accountable floors above or below) accepted as not being accountable for GFA, the area of the features might also be discounted. On that basis, the above principle applied to Case A but not to Case B as the features in latter case also served GFA accountable floors above.</p>

of Appendix A of PNAP APP-130 is referred to the following:

Diagram I : Air gap of an acoustic window



Items raised by the BD

15.	<p><u>New PNAP ADM-21 on site area</u> BD would promulgate the PNAP shortly.</p>	<p>BD briefed members the BD’s responses to members’ comments on the draft PNAP ADM-21.</p>
16.	<p><u>New Circular Letter on AC Platform</u> Members are invited to discuss the Guidelines for Designing Access and Safety Provisions for the Maintenance and Repair (M&R) of External Air Conditioners (ACs) at Height (Guidelines) promulgated in circular letter issued on 23.12.2016. Members’ views are also solicited on the difficulties</p>	<p>BD briefed members on the requirements of the Guidelines. Members shared their views and opined that the meeting of the Working Group concerned should be held as soon as possible to refine the details. Members generally agreed that the external A/C units could be installed</p>

	<p>if any in housing external AC units in utility platforms and the use of window type of AC units especially in small flats</p>	<p>in the utility platforms/ balconies but in some cases, clear headroom of 2.5m might not be attained. However, they opined that window type A/C would not usually be selected due to the noise and water seepage issues. Upon enquiries from members, BD advised that the requirements in the Guidelines would become effective once the relevant circular letter was promulgated. For practical reasons, BD would not strictly impose such requirements to buildings for which consent for foundation works had been issued.</p>
<p>17.</p>	<p><u>Review on Practice of Withdrawal and Resubmission (W&R)</u> It has been a year since the issue of the relevant circular letter on 29.12.2015. Members' views are sought on the current situation.</p>	<p>BD reported that while the percentage of W&R rate had been dropped about 10%, both approval and disapproval rate had been increased for a few percentage. Although it seemed that the number of W&R had been reduced, an informal and indirect complaint on BD staff initiating APs to W&R due to work pressure of the officer had been received. BD reiterated that W&R was restricted to two times only with reasons stated. For the first W&R, the case needed to be brought to attention of SBS and for the second time to CBS. Upon enquiry from a member on the time required for circulation of the plans to other departments, BD replied that after the relocation of NBD to Cityplaza 3, the time required for return of comments might be slightly lengthened due to wrongly addressing letters / submissions by mail to Pioneer Centre. However, the problem would be resolved after relevant parties had got used to addressing the correspondence to the correct address.</p>
<p>18.</p>	<p><u>Exemptions for Provision of Balance Flue Opening under B(P)R 35A</u> EMSD basically agreed to the situations and conditions for BD to grant</p>	<p>BD reported the progress on the issue regarding granting of exemptions</p>

	<p>exemptions for special circumstances. BD would further discuss with members the way forward.</p>	<p>for provision of balance flue opening under B(P)R 35A. EMSD had agreed in-principle to the proposal of granting exemption from the requirement of flue aperture provision under Building (Planning) Regulation 35A subject to effective implementation of certain exemption criteria. BD would include such exemption in PNAP ADV-33 with the justifications and exemption criteria for reference by the industry. Comments from members of BSC/ APSEC would also be sought in due course.</p>
<p>19.</p>	<p><u>Retractable Awning</u> BD would share with members the latest progress.</p>	<p>BD advised that proposal for awning might involve exemption from GFA calculation and sometimes projection over street. Since LandsD and PlanD had concerns on the visual impact and building bulk, such exemption needed consideration in Building Committee on its own merits. Treating such as standard exemption/ modification might not be appropriate.</p>
<p>20.</p>	<p><u>Light wells not for required open air</u> BD would share with members initial thoughts on exempting from SC and GFA calculations lightwells not fully meeting open air requirements but serving the purpose of enhancing ventilation or cross ventilation such as under PNAP APP-130.</p>	<p>BD generally welcomed provision of lightwells facilitating cross ventilation to the building. Initial views were that the size of lightwells could be smaller than the prescriptive standards if open also at the bottom facilitating ventilation. More studies would be conducted.</p> <p>[Post Meeting Notes: this topic had been included into the discussion items in a separate working group.]</p>
	<p>AOB items</p>	

21.	<p><u>PNAP ADM-8 - Revision of submission of Part II structural calculations in CD/DVD format</u> (Item raised by BD)</p> <p>Further to the discussion in item 23 of ADF 5/2016, the initiative for the submission of Part II structural calculations in CD/DVD format as an alternative measure to the conventional paper format promulgated in PNAP ADM-8 since July last year was not well received by the industry and adopted in only 2% of the superstructure plans submission. BD would like to exchange views with the practitioners on way forward for stepping up the implementation.</p>	<p>While RSEs were encouraged to make good use of the initiative, BD was considering taking a further step only to accept the submission of Part II structural calculations of all output computer programs in CD/DVD format. A member reported that HKIE had held meeting with GEO to extend the initiative in PNAP ADM-8 to the submissions relating to geotechnical matters. In this connection, BD expressed interest in sharing their experience and participating in the future meeting.</p>
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