

Summary of Items Discussed in 4/2017 APSEC Discussion Forum on 11 August 2017

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
<p>1.</p>	<p><u>AC Platforms</u></p> <p>a. As per BD's circular letter dated 23 December 2016, the current limit of 750mm projection may be relaxed up to 900mm if justified on a need basis, providing that the whole or at least the outer 150mm of the platform is to be of perforated construction.</p> <p>As such provision is to enhance maintenance & repair of external AC units as well as safety of workers, we are of the view that the portion of the platform beyond 750mm is not to be included in the 10% GFA concession cap. If that is the case, Appendix A of PNAP APP-151 is to be revised accordingly.</p> <p>b. For an AC platform with perforated screen along its perimeter, we would like to know if it is acceptable to provide a horizontal screen on top of the platform to screen off the AC units from being revealed from inside of the unit, providing that such horizontal screen is of 70% or more perforation and can be readily opened (say by means of hinges) to facilitate access to and maintenance/repair of AC units.</p>	<p>a. BD shared the same understanding with HKIA in that the portion of AC platform beyond 750mm but within 900mm should not be included in the 10% GFA concession cap, provided that such provision was justified on a need basis and the configuration of the AC platform was in compliance with the guidelines as promulgated under BD's circular letter dated 23 December 2016. Otherwise, the said extended AC platform should still be included in the 10% GFA concession cap as per Appendix A of PNAP APP-151, or even not exempted from such if the relevant criteria were not met.</p> <p>b. BD opined that such horizontal screens might possibly obstruct the workers' access to the AC units in the carrying out of routine maintenance/repair works, not to mention its possible adverse effect on building bulk and lighting and ventilation, and hence did not support such provision.</p> <p><i>[Post meeting note: BD would like to clarify that provided that the design of communal AC platforms ancillary to domestic use met the relevant criteria of AC platform, such would not be regarded as AC Room in terms of SC and PR assessment.]</i></p>

<p>2. <u>Exemptions for Provision of Balance Flue Opening under B(P)R 35A</u></p> <p>Pursuant to item 18 of ADF 1/2017, BD advised that EMSD had agreed in-principle to the proposal of granting exemption from the requirement of flue aperture provision under B(P)R 35A subject to effective implementation of certain exemption criteria; and that PNAP ADV-33 would be updated accordingly to include such exemption, as well as the justifications and exemption criteria for reference by the industry.</p> <p>We would like to enquire on the following:</p> <ol style="list-style-type: none"> 1. Progress of revision of PNAP ADV-33; 2. For situation where there are several residential towers sitting on top of a podium and that only one of the towers is not to be supplied with gas, we would like to know if the units of that particular tower could be exempted from the provision of gas flue aperture, providing that there would be a DMC restricting gas supply to that tower, and management control would also be in place at the entrance lobby of such tower to prohibit delivery of cylinder type gas supply, and 3. Prior to the revision of PNAP ADV-33 as abovementioned, we understand that application for the captioned exemption would still be favourably considered by BD as long as the exemption criteria are met. Would BD please confirm if our understanding is correct. 	<ol style="list-style-type: none"> 1. BD advised that revision of relevant PNAP was in progress. <i>[Post-meeting note: PNAP ADM-2 would be revised, instead of ADV-33, together with other updates.]</i> 2. BD drew members' attention to PNAP APP-27 in that a standard flue aperture (FA) of size 240 mm x 240 mm would be acceptable for small bathroom of only showers installed. BD also tabled a typical detail illustrating an approved case with such FA provided underneath balconies and encouraged members to adopt such alternative instead of going after for exemptions heavily relying on future management control. 3. BD advised that, with justifications (e.g. AP's concern on the risk to occupants for having naked fire in small unit expected to be congested) applications for exemption would be favourably considered. The practice had already been implemented despite relevant revision of PNAP was being carried out.
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3.	<p><u>B(P)R 24(1) - Height of Storey for Bathroom</u></p> <p>For bathroom with sunken slab arrangement to accommodate drain pipes of the respective unit, it may be difficult to achieve 2.5m headroom (i.e. from structural floor to ceiling soffit of the sunken slab) where the floor-to-floor height would normally be in the order of 3m or so, especially when the sunken slab has to accommodate the anti-siphonage pipe from S-trap toilet.</p> <p>Under such circumstances, would BD favorably consider application for modification to permit headroom of such bathroom to be reduced to 2.3m?</p>	<p>As the problem could be resolved by adjusting the storey heights within acceptable limits set by BD or alternative designs, BD would not pursue to relax the storey heights in bathrooms.</p>
Items raised by HKIE		
4.	<p><u>Pre-requisite for Commencement of Pumping Test</u></p> <p>RSE always submits a pumping test proposal together with the pile wall and grouting (if necessary) in the ELS plans for BD's approval.</p> <p>Under the consent for ELS (pile wall and grouting curtain only) works, pumping test will be conducted immediately after duly completion of the pile wall and grouting works and submission of pile wall and grouting reports.</p> <p>Please advise whether the acknowledgement of pile wall and grouting reports is a pre-requisite for the commencement of pumping test.</p>	<p>BD advised pumping test was aimed to verify the effectiveness of the water cut-off performance of the completed pile wall and grouting (if any). Such proposal was normally included in the ELS plans for BD's approval and a separate consent would not be required.</p> <p>In this respect, pumping test could be commenced immediately upon completion of the pile wall and grouting works on site.</p>
Items raised by HKIS		
5.	<p><u>False Ceiling at Shopping Arcade of High Headroom</u></p> <p>It is observed that the required treatments of the false ceiling for two shopping arcade cases of high headroom of about 5.8m high are different.</p>	<p>BD replied that maximum headroom of 5m would generally be allowed for shops. Having regard to the different probabilities of abusive use</p>

	<p>While ceiling void is required to be inaccessible in one case, the other case only requires provision of visible false ceiling. Can the requirement be standardized?</p>  <p>HKIS Examples.pdf</p>	<p>between shops and arcade/common area, the acceptance criteria of false ceiling therein might be different.</p>
<p>Item raised by AAP</p>		
<p>6.</p>	<p><u>Site Coverage - Set Back Approach under APP 132</u> Sometimes OZP requires set back from site boundary. We wish to clarify that such kind of "required" set back can also be counted towards the set back areas under para 3 of PNAP APP-132.</p>	<p>BD confirmed that the setback required under OZP or lease could also be the setback areas required under paragraph 3 of PNAP APP-132, provided that other conditions as stated in the said PNAP were also complied with.</p>
<p>7.</p>	<p><u>Clause B10.3 of FS Code</u> <i>FS Code Clause B10.3 states that "...MOE ... so arranged that it is not necessary to pass through on required staircase enclosure including the protected lobby In order to reach another required staircase".</i> It has been common practice that toilets are allowed to be located within the protected lobby of one of the MOE staircases, such that people from the toilet needs actually to pass through a protected lobby of one staircase before reaching the other staircase. Small electrical meter room / water meter room etc. are also allowed. We wish to know whether such flexibility can be extended to allow small store room or small linen store to be located within protected lobby of MOE staircase. To limit the sizes, occupancy of less than 1 person (i.e. 0.499 person based on calculation) can be adopted as the limit.</p>	<p>(Item withdrawn by AAP during meeting)</p>

8. (Item deleted by AAP)

9. **Clause B11.6 of FS Code**
FS Code Clause B11.6 states that "... a line measured from any point on floor of that room ... to one of the exit doors should form an angle of not less than 30 degree with a line measured from the same point to any other exit door."

Diagram B3: Open Plan Layout

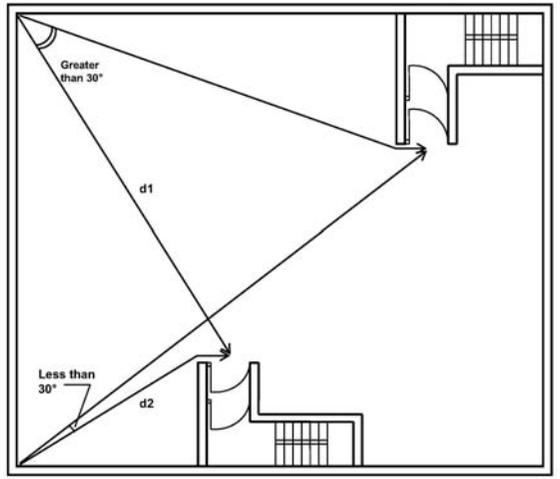


Figure B3 of FS Code shows how to comply when the angle to the 2 exits from a point in the storey is less than 30 degree.
It seems that the wordings in this paragraph are in conflict with provisions for deadend travel distance in the COP. Please consider to review.

BD advised that figure B3 basically showed the intention of the requirements. Clause B11.6 of the FS Code was being reviewed and results would be promulgated in due course with other revisions.

10.	<p><u>B(P)R 24(1) – Height of Storey</u></p> <p>We wish BD to consider allowing modification to relax the height of storey under B(P)R 24(1) to be relaxed to 2.3m for toilets with sunken slab.</p>	<p>BD did not support the relaxation for reasons mentioned in item 3 above.</p>
11.	<p><u>PNAP APP 67 – OTTV for G/F Open-front Shops</u></p> <p>The intent to limit the UFA of open front shops that can be disregarded from OTTV is noted. However in reality, G/F shops are partitioned just for that purpose under GBP submission / OP. Any removal of such partitions after OP might not even be minor works, causing the 50m² UFA limit to be meaningless.</p> <p>We suggest that the arrangement should be reconsidered – one possibility would be to waive the 50m² UFA limit to avoid unnecessary wastage, or to take into consideration effect of open shop front at G/F in setting the required OTTV value for podium where open shop front is proposed.</p>	<p>BD advised that, for open shop exceeding 50m² (UFA), BD would be prepared to accept an alternative approach of OTTV calculation which allowed demonstration of compliance by a notional calculation basing on a shopfront with plain glass construction of not exceeding 56w/m².</p> <p>Building owner would be required to undertake that the heat transfer performance of future shopfront would not be inferior to that of the plain glass adopted in the notional calculation.</p>
12.	<p><u>5/2014 Q14 Follow-up – Wider Corridor GFA Exemption with TRS</u></p> <p>Based on reply on Q14 of 5/2014 and JPN1</p> <ul style="list-style-type: none"> • Lobby without TRS – width between 1.65m and 2.5m can be GFA exempted (just follow JPN1) • Lobby with TRS – Width of Lobby LESS MOE Route Width LESS TRS Width can be GFA exempted, provided lobby width not more than 2.5m (follow Forum) <p>when conditions under the JPN1 can be followed.</p> <p>We wish to know whether the same principle applies for wider corridor:</p>	<p>BD advised that the interpretation was agreeable and confirmed that the following would be GFA accountable:</p> <ul style="list-style-type: none"> • The 1.5m x 1.5m required wheelchair manoeuvring space in corridors. • When a required TRS of 0.75m wide along the corridor also served as MOE route, 1.8m (1.05+0.75m) min total width of the part of the corridor. <p>BD further affirmed that TRS could overlap with BFA wheelchair</p>

	<ul style="list-style-type: none"> • Corridor without TRS – width between 1.2m to 2.2m can be exempted • Corridor with TRS – Width of Corridor LESS TRS Width LESS MOE Route Width can be exempted, provided corridor width not more than 2.2m. 	<p>manoeuvring space but not the 1.05m exit route.</p>
<p>13.</p>	<p><u>PNAP APP-130 – Effective Area for Glazing</u></p> <p>PNAP APP 130 - Part I Interpretation – "Window Sill" in relation to windows achieving natural lighting and ventilation means the lowermost level of the glazing in the room for which the window is provided.</p> <p>It has been our understanding that:</p> <ul style="list-style-type: none"> • Effective area for natural lighting by Performance Approach includes the glazing area of the window without any restriction of the height of window sill but the window head must be at least 2m above floor level. • Effective area for natural ventilation by Performance Approach includes the openable area of the window regardless of the height of window sill or window head, as stated in para 4.2 of Part III. <p>We wish to know if our understanding is correct.</p>	<p>BD shared AAP's understanding.</p>

AOB Items raised by BD	
<p>14.</p>	<p><u>Inadequate Fall of Vent Pipe at the Bend of Soil Pipe</u> BD reiterated the recent measures to prevent undesirable location of vent pipes which would prone malfunctions.</p> <p>BD would take the following measures:</p> <ul style="list-style-type: none"> i) For development projects in the late construction stage, BD would take a flexible approach to consider acceptance on the provision of rodding pipe connecting to the vent pipe close to junction of vent and soil pipes for clearing the possible blockage of the vent pipe. Alternative design achieving same performance would also be favourably considered. All would base on AP’s certification that good workmanship would be maintained for proper functioning of the vent pipes and the method of clearing blockage of vent would be conveyed to the end-users. ii) For new project with building works not in the late stage, suitable details achieving the designed performance of vent pipes should be adopted and indicated on drainage plans for approval. iii) Designs which would induce the flow of soil/waste water away into the vent pipe without returning by gravity would not be accepted in any event.
<p>15.</p>	<p><u>Review of B(P)Rs</u> BD highlighted a recommendation from the Review of B(P)R which had attracted most concern from the industry.</p> <p>BD further explained in details one of the recommendations from the Review that the current prescriptive L&V requirements in B(P)R was to be replaced by the performance indicators in PNAP APP-130.</p>

		<p>Members expressed concern on the use of UVA method to access the VDF which would inevitably require more resources.</p> <p>With regard to the removal of the deemed-to-comply 4.5m wide street standard, BD reiterated that modifications would be favourably considered for cases not complying with the VDF standard justified with site constraints and adequate compensatory measures. BD emphasized that retaining an obsolete and incongruent standard in regulation for assurance of development potential would be against the objective of the Review.</p>
16.	<p><u>Prefabricated Prefinished Volumetric Construction (PPVC)</u> BD would share with the members of the latest progress of PPVC.</p>	<p>BD advised that recently two new development projects in HK had adopted the use of PPVC which were welcome by BD for obvious environmental and financial benefits. A PNAP was being drafted in this regard giving guidelines to facilitate submission of relevant plans, including the setting up of a pre-acceptance mechanism for new prototypes and re-introduction of the existing pre-submission enquiry mechanism to clear controversial issues.</p> <p>[Post Meeting Note: PPVC was subsequently renamed to “Modula Integrated Construction or “MIC”]</p>