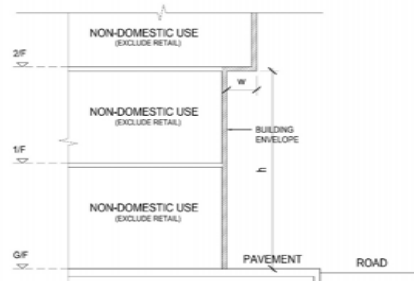
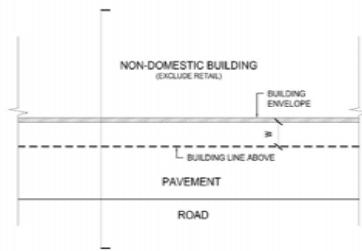


Summary of Items Discussed in 2/2020 APSEC Discussion Forum on 29 May 2020

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>Innovative Building Designs with Large Projecting/Overhanging Features</u></p> <p>According to paragraph 6 of PNAP APP-19, save for the areas covered by projecting features which provide a weather-protected shelter capable of functional use, it is accepted that where there is no objection from the relevant government departments and the clear height of the projecting feature is more than 7.5m above the covered areas, the covered areas are not required to be included in GFA calculation if they satisfy the following criteria:</p> <p>(a) The ratio of horizontal width of the covered area to the clear height of the projecting features above the covered area is not less than 1:8, OR</p> <p>(b) Access to the covered area is not possible and abuse is unlikely.</p> <p>Based on the above, we would like to enquire the following:</p> <p>(i) For criteria (a), where the covered area is provided along pavement accessible to pedestrian and is not abutted with retail use, it is not required to be included in GFA calculation if it can satisfy the 1:8 requirement (Sketch A refers).</p>	<p>BD advised that whether the concerned covered areas could be exempted from GFA calculation would depend on the overall building design as well as the chance of abuse, and hence had to be considered on a case basis.</p>

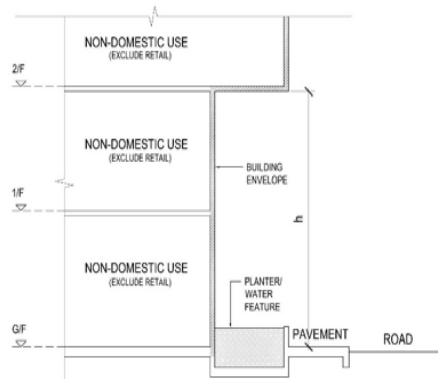
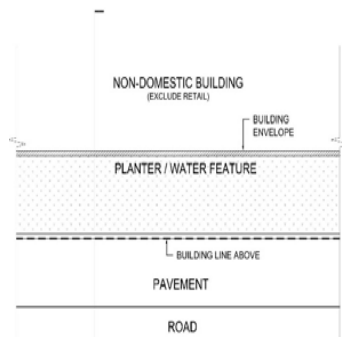
SKETCH A



(where $w:h$ is not less than 1:8 and h is not less than 7.5m)

- (ii) For criteria (b), if planters and/or water features are provided under the projecting/overhanging features, which renders the covered area **non-functional** and **access is not possible** (save for maintenance purpose), the covered area is not required to be included in GFA calculation (Sketch B refers).

SKETCH B

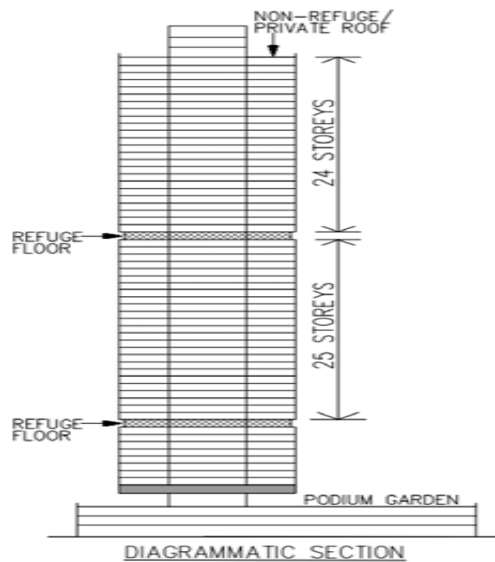


(where h is not less than 7.5m)

Please advise if our above understanding is correct.

2. **Refuge Floors**

Clause B18.1 of FS Code 2011 states that “... *refuge floors should be provided for all buildings exceeding 25 storeys in height above the lowest ground storey, at not more than ...25 storeys ... for buildings ... in other Use Classifications from any other refuge floor ...*”. Based on the above, we opine that the following schematic section is a correct interpretation of the requirement where there can be 25-storeys of residential or office accommodation **between the refuge floors**, i.e. the refuge floor itself is not counted into the 25 storeys as stipulated in the clause. Please advise if our interpretation is correct.



For the scenario provided in HKIA's sketch, the refuge floor needs not be counted towards the requirement of "25 storey" under Clause B18.1 of FS Code 2011.

Items raised by HKIE	
<p>3. <u>Covered Walkway and Consent to Commence Superstructure Works</u></p> <p>Similar to temporary shoring for ELS works or temporary propping for demolition works, it is not uncommon to erect hoarding in stages due to site constraints. For example, erecting single fence board hoarding for foundation and basement construction and modifying such to covered walkway at later stages when the superstructure is constructed. Such hoarding proposal is reflected in hoarding plans for acceptance by BD.</p> <p>Normally, basement and superstructure consent will be granted in one go after the completion of foundation piling works. Despite being a common practice, there have been cases in which the application for consent to commence superstructure works was affected by staged hoarding. Only consent for basement was given and covered walkway had to be erected prior to consent application for superstructure works.</p> <p>Such requirement would greatly disrupt the progress and schedule of development as superstructure consent is a prerequisite for pre-sale consent application. Would BD please promulgate among frontline officers the practice of issuing consent for both basement and superstructure works at the same time in order to facilitate the industry.</p>	<p>BD advised that the matter had been discussed under item 2(b) of ADF 1/2017 held on 13 January 2017. Superstructure consent could generally be granted when the respective hoarding plans had been submitted and all the relevant conditions were complied with. BD reminded that it would be the AP/RSE's duty to ensure that the hoarding works would be in gear with the progress of the construction.</p>
<p>4. <u>Certification of Building Materials by RSE</u></p> <p>As imposed under item 6 in Section 17(1) of the BO, RSE is required to append a statement to confirm the materials' (including reinforcements,</p>	<p>BD advised that duly signed letters by RSE confirming that the relevant requirements and conditions imposed in the approval/consent letters had</p>

	<p>structural steel, couplers, glass and other structural materials, etc.) mechanical and chemical properties, testing reports and monitoring data are complied with relevant design standards, sampling and testing requirements and conducted by accredited HOKLAS laboratory and the proposed monitoring system in accordance with approved plans. Generally, upon thorough review by his/her professional team, RSE will append a duly signed letter to confirm the above with the statement together with the mill certificates, test reports, material documents, quality assurance report, heat soak test report and monitoring data, etc. submitted by Registered Specialist Contractor (RSC) or Registered General Building Contractor (RGBC) for BD's acknowledgement. However, there is occasion that RSE was required to sign on each of these documents submitted by RSC/RGBC prior to their acknowledgement. Would BD please clarify whether it is necessary.</p>	<p>been complied with would suffice and RSE's signature/certification on individual document would not be necessary.</p>
<p>5.</p>	<p><u>Wind Tunnel Test</u></p> <p>As per item 27 of ADF 5/2019 held on 22 November 2019, BD advised that submission of method statement for wind tunnel test to Structural Engineering Committee would not be required if the technical requirements specified in Code of Practice on Wind Effects in Hong Kong 2019 were fully complied with. Please advise BD's time pledge of processing method statement for wind tunnel test.</p>	<p>BD advised that, similar to pre-submission enquiry, the submitted method statement would be processed within 45 days upon receipt.</p>
<p>6.</p>	<p><u>Cross-referencing of Monitoring System</u></p> <p>As per item 6 of ADF 2/2019 held on 22 March 2019, advised that</p>	<p>BD advised that cross-referencing of monitoring system/proposal was</p>

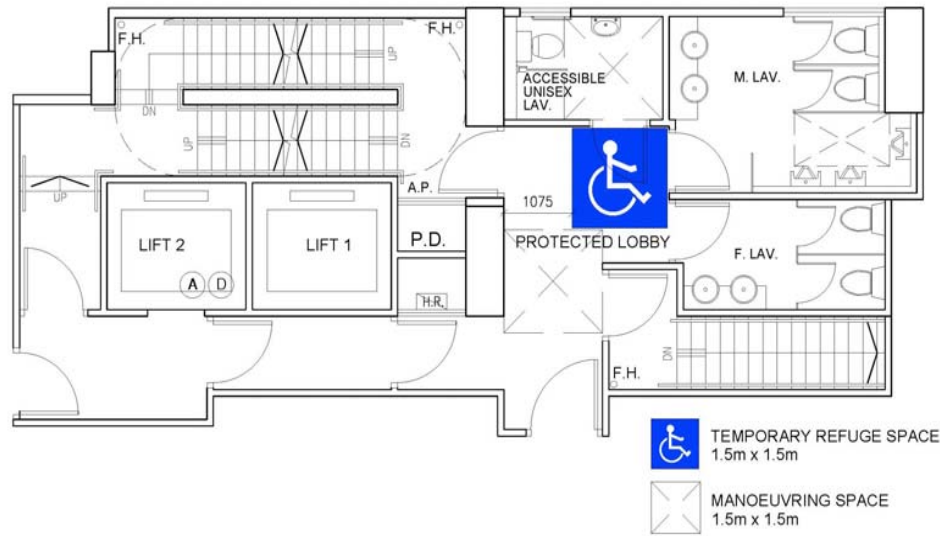
	<p>cross-referencing of monitoring system/proposal given in ELS and foundation plans for the same development is acceptable. However, it is not fully recognised by many case officers. Would BD please help to promulgate this practice amongst colleagues for simplicity.</p>	<p>acceptable provided that they were updated to comprehensively reflect the latest site situation and monitoring requirements of the ELS/ foundation plans.</p>
<p>7.</p>	<p><u>Vibration and Settlement Control</u></p> <p>As advised in previous meetings, BD was liaising with MTRCL to review the requirements for building works to be carried out in the railway protection areas as stipulated in PNAP APP-24. As it would have grave implication to railway related developments, we would like to know the latest development.</p>	<p>BD advised that the review of the PNAP APP-24 was being carried out under a working group between BD and MTRCL and review items had been identified for further discussion.</p> <p>Members of HKIE requested for expressing their concerns at suitable opportunity.</p>
<p>Items raised by HKIS</p>		
<p>8.</p>	<p><u>PNAP APP-110 - Protective Barriers</u></p> <p>According to PNAP APP-110, recommendation on the salient aspects of the design and construction of glass barriers are given in Appendix A and typical details are shown in Appendix B. Members would like to clarify that the typical details is just demonstrating one of the acceptable solutions and other designs shall also be acceptable by BD provided that it could comply with BO and with the support of the structural calculation by RSE. Examples of the variations might include (i) change in clamp dimension; and (ii) difference in railing shape, size, section, or even omission.</p>	<p>BD advised that the typical details appended to PNAP APP-110 was not a mandatory requirement. Alternative design would be acceptable to BD provided that the proposed design could comply with Clause 6.4.1 of the Code of Practice for Structural Use of Glass 2018. Any deviation from the code would require further testing to prove the integrity of the structural system in resisting the design loads.</p>

Items raised by AAP		
9.	<p><u>Fire Discharge via Public Footbridge/Elevated Walkway</u></p> <p>When it is required under lease to provide a linkage from the site to an existing public footbridge/elevated walkway and such linkage shall be designated for general public use, will BD consider it acceptable if the occupants of the site are discharged to the street via such linkage and the existing public footbridge/elevated walkway?</p>	<p>BD advised that pursuant to Clause B5.2 of FS Code 2011, every exit route should lead directly to an ultimate place of safety fulfilling the relevant definition in FS Code 2011. In this regard, the proposed exit route arrangement was considered not complying with the above requirement.</p>
10.	<p><u>Determination on Number of Storeys for Provision of Refuge Floor</u></p> <p>Pursuant to Clause B18.1 of FS Code 2011, it is our understanding that storeys which contain solely mechanical plants can also be accounted in calculating the total number of storeys of the building for the purpose of determining the numbers and location of refuge floor. Please confirm if our understanding is correct.</p>	<p>BD confirmed that AAP's interpretation was correct.</p>
11.	<p><u>Horizontal Area of Staircases, Lift Shafts and Vertical Ducts</u></p> <p>Pursuant to paragraph 14 of PNAP APP-2, it is our understanding that staircases, lift shafts (same lift shafts of tower portion) and lift lobbies solely serving the underground car parking, loading and unloading areas (i.e. areas that are exempted from GFA calculation) may also be exempted from GFA calculation. Please confirm if our understanding is correct.</p>	<p>As per the discussion under item 13 of ADF 1/2017, where staircases and lift shafts solely served floors accepted as not being accountable for GFA (i.e. not serving GFA accountable floors above or below), the area of the features might also be discounted.</p>

<p>12.</p>	<p><u>Definition of “Podium” for OTTV Calculation</u></p> <p>Pursuant to paragraph 2 of CoP for OTTV in Buildings 1995, “podium” for calculation of OTTV is generally defined as 15m above ground level. However such definition may not be applicable for certain situations, for examples:</p> <p>(a) When there are more than one building on a site and the levels of the streets on which the site abuts are of significant level difference;</p> <p>(b) Special building design such as the height of a retail podium exceeds 15m above ground level, etc.</p> <p>Under special site situations/special building design, will BD accept podium could be more than 15m above the mean level of the street for OTTV calculation?</p>	<p>BD would adopt a pragmatic approach in considering the issue on a case-by-case basis.</p>
<p>13.</p>	<p><u>Disposition of Refuge Floor</u></p> <p>Please confirm our interpretation that the 6m separation of refuge area from the boundary is suffice to comply with the requirement under Clause C17.2(b) of FS Code 2011 as per illustration below.</p>	<p>Under Clause B18.2 (e) of FS Code 2011, the area for refuge should be open-sided on at least two opposite sides.</p> <p>Under Clause C17.2 of FS Code 2011, where the side of a refuge floor is required to be open, the open side should not be directly be within a distance of less than 6m from a boundary of another site.</p> <p>The proposed scenario is therefore considered not acceptable because the</p>

	<p>(*) COMPLY WITH CLAUSE B18.2 >50% GFA OF REFUGE FLOOR.</p>	<p>requirement on 6m separation should be measured from the external wall of a refuge floor.</p>
<p>14.</p>	<p><u>Location of Temporary Refuge Spaces</u></p> <p>Pursuant to the commentary of Clause B30.1 of FS Code 2011, “<i>no exit or accommodation (except pipe duct, building services room or the like not to be used in case of emergency) should be opened off directly to the temporary refuge space in Examples (c) & (d) of Diagram B6.</i>”</p> <p>Our understanding is that there is no accommodation in the male/female/accessible lavatories and they would not be used in case of emergency. In this regard, “the like” as mentioned above should include</p>	<p>BD advised that exits of lavatories should not be opened off to the temporary refuge space.</p>

the lavatories. Enclose herewith a diagram illustrating the situation and please confirm if our understanding is correct.



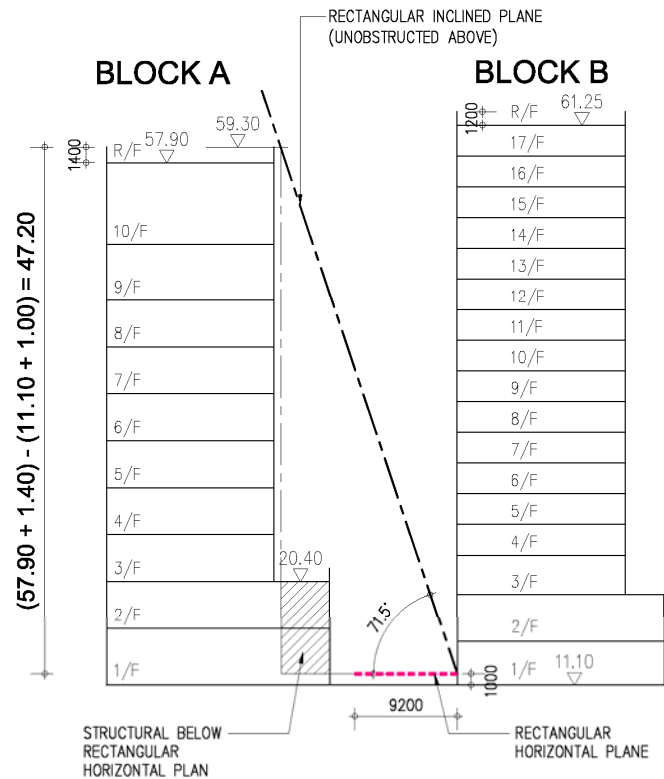
15. **Minimum Requirements of Window – B(P)R 31**

According to B(P)R 31(3), the “rectangular horizontal plane” means a rectangular plane at the level of the sill of the window having the minimum area and minimum dimension prescribed by paragraph (2).

Given that the requirements of rectangular horizontal plane as mentioned under B(P)R 31(2) and B(P)R 31(3) are already complied, is it allowed to have structure below this inclined plan as required under B(P)R 31(1)?

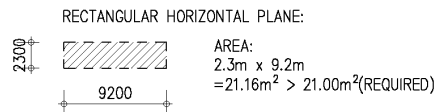
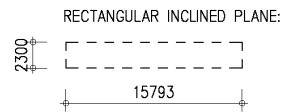
Attached diagram refers:

BD advised that the scenario is acceptable provided that the space above the rectangular horizontal plane measuring 2.3m x 9.2m is uncovered and unobstructed and no part of any building protrudes above the inclined plane according to B(P)R 31(1)(b) & (c).



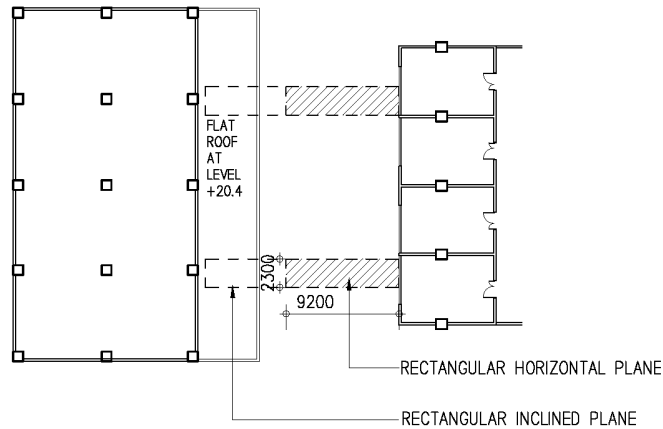
PRESCRIBED WINDOW DIAGRAM OF BLOCK B

MINIMUM REQUIRED LENGTH OF RECTANGULAR INCLINED PLANE
 (FOR 1/F HABITABLE ROOM WINDOW FACING BLOCK A)
 $= [(57.90 + 1.40) - (11.10 + 1.00)] / \tan 71.5^\circ$
 $= 15.793\text{m}$



BLOCK A

BLOCK B



TYPICAL FLOOR PLAN

16.

Lighting & Ventilation – B(P)R 30 & 31

Following the post-meeting notes for item 2 of ADF 5/2017, is it correct that for french door or sliding door giving access to a balcony and such door faces into a street which is not less than 4.5m wide, the superficial area of opening that could be provided by such door including that portion below 1m A.F.F.L can be counted towards the aggregate openable window area as required under B(P)R 30(2)(a)(ii)?

AAP raised that there was still misinterpretation on the post-meeting notes for item 2 of ADF 5/2017. In this regard, BD reaffirmed that the deemed-to-be level of window sill as stipulated under B(P)R 31(3)(b) was solely for the purpose of assessing the rectangular horizontal plan as mentioned in B(P)R 31(1)(b). For windows, no matter facing street which is not less than 4.5m wide or facing an RHP, the superficial area of that portion of the glazing and window opening at level below 1m A.F.F.L. might also be counted towards the aggregate glazing area and aggregate openable window area as required under B(P)R 30(2)(a)(i) and (ii) respectively.

17.	<p><u>Provision of Sanitary Fitments for Food Room</u></p> <p>As per Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations 3, “a food room of a restaurant where the number of persons in the restaurant is more than 300” is considered as a “workplace”. For food room serving a restaurant with less than 300 persons, will BD share the same point of view with FEHD in licensing requirement that “provision of independent sanitary fitments for staff is exempted, provided that the fitments are available for share use by customers and staff”?</p>	<p>BD confirmed that for food room serving a restaurant with less than 300 persons, separate assessment for provision of sanitary fitments for staff was not required.</p>
AOB Items		
18.	<p><u>Witnessing of Loading Test for Foundation Works</u> (Item raised by HKIE)</p> <p>HKIE reported that trial run of appointing independent HOKLAS laboratory for pile loading test with surprise check by BD to replace current loading test arrangement was successfully held in May 2020. Would BD consider wider application of such arrangement to facilitate the site progress.</p>	<p>BD advised that a flexible approach would be adopted to deploy sufficient manpower in witnessing loading test for foundation works. Should such arrangement not be made, RSE might propose alternative arrangement for witnessing the test by RSE or his/her representatives for BD’s consideration on case-by-case basis. Audit check might be carried out by BD for such cases.</p>
19.	<p><u>GFA Calculation of Lorry Parking</u> (Item raised by AAP)</p> <p>For non-domestic development (i.e. industrial building, commercial building), lorry parking is required under the Land Lease. When the lorry</p>	<p>BD advised that the principles laid down in PNAP APP-2 would be adopted to decide whether car parking and loading/unloading areas could be</p>

	<p>parking (the nos. is calculated in accordance with Hong Kong Planning Standards and Guidelines acceptable to Planning Department and Transport Department) is provided on ground floor (above ground), are they considered acceptable for GFA exemption?</p>	<p>disregarded from GFA calculation under B(P)R 23(3)(b).</p>
<p>20.</p>	<p><u>JPN No. 5 - Building Height Restriction</u> (Item raised by AAP)</p> <p>We would like to enquire any updated status regarding item 21 of ADF 5/2019.</p>	<p>BD advised that the query was conveyed to PlanD for direct clarification.</p>