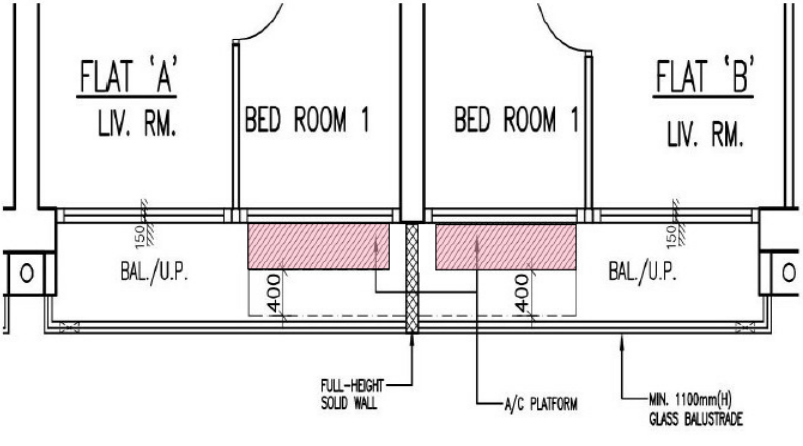
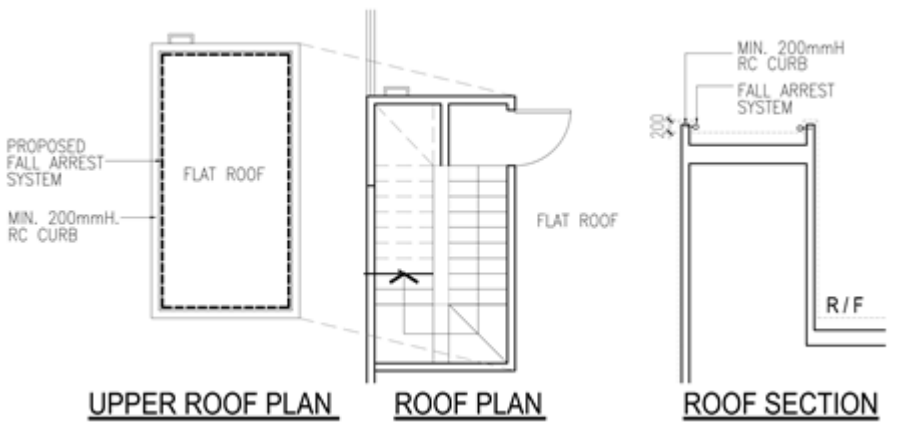


Summary of Items Discussed in 1/2021 APSEC Discussion Forum on 22 January 2021

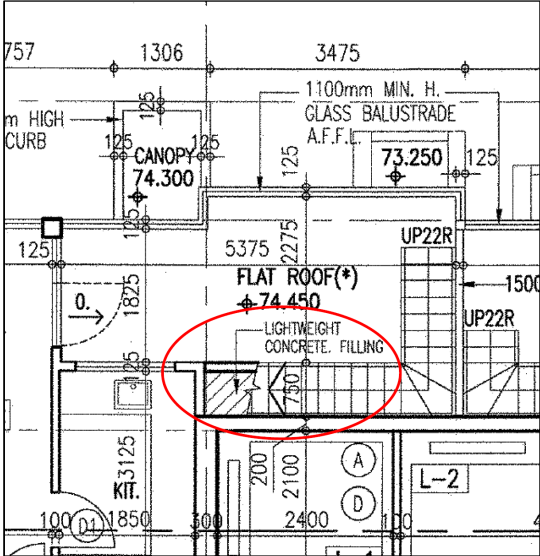
	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Response
	Items raised by HKIA	
1.	<p><u>Disposition of AC Platform Combined with Balcony and/or UP</u></p> <p>According to BD's response to item 9 of ADF 3/2020 held on 29 September 2020, the length of the 400mm working space should not be less than that of the <i>AC platform</i>.</p> <p>However, as per item (d) of Appendix B to the CoP on Design for Safety – External Maintenance 2019 (Dfs Code), it is stated that "<i>The length and depth of the working space should be not less than the length of the AC and 400mm respectively</i>", in lieu of the length of the <i>AC platform</i> as noted in the above BD's response.</p> <p>We appreciate if BD would further clarify on this.</p>	BD advised that the 400mm working spaces should be provided in front of the whole area of the A/C platform to facilitate maintenance of the AC unit.
2.	<p><u>Design of Protective Barrier of AC Platform Combined with Balcony and/or Utility Platform</u></p> <p>According to BD's response to item 17 of ADF 3/2020 held on 29 September 2020, full height solid wall design abutting the AC platform was considered not acceptable, taking into account the different designs in intake and exhaust system of AC available in the market.</p> <p>In order to cater for the intake and exhaust system of different AC available</p>	In light of the provision of a ventilation gap of not less than 100mm, BD advised that the proposed arrangement was considered acceptable.

	<p>in the market, we propose a clear distance of not less than 100 mm be allowed between such AC platform and the full height solid wall as follows:</p>  <p>Would BD please clarify if the proposed arrangement is acceptable?</p>	
<p>3.</p>	<p><u>AC Platform for Non-Domestic Portion</u></p> <p>According to item (h)(ii) of Appendix B to the CoP on Design for Safety – External Maintenance 2019, for the purpose of exclusion from GFA calculation, individual AC platforms must not be erected at the external walls of the building where AC platform combined with balcony and/ or UP (the “combined features”) are provided.</p>	<p>BD advised that the concerned requirement under item (h)(ii) of Appendix B to the DfS Code is applicable to the entire development (i.e. including the non-domestic portion of a composite development). From M&R access point of view, AC plant room and/or AHU room, which could be disregarded from GFA calculation under Building (Planning) Regulation 23(3)(b), would be a more preferable option.</p>

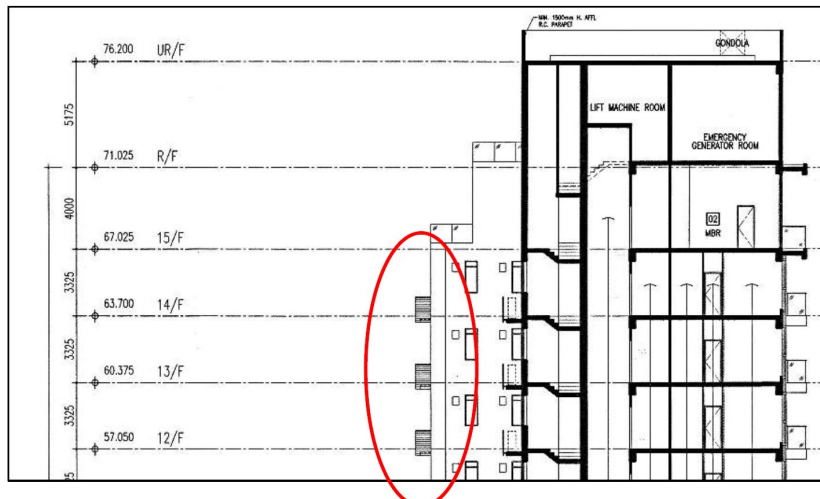
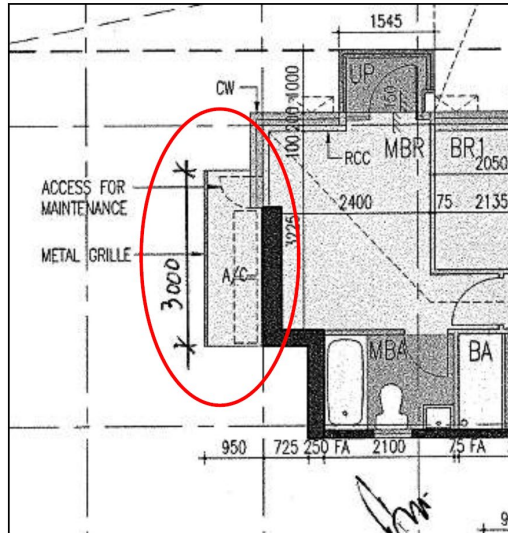
	<p>We understand that such restriction is NOT applicable to the non-domestic portion of a composite building even though the domestic tower portion is designed with the combined features, as it is inherently not possible to provide AC platform combined with balcony and/ or UP for the non-domestic portion.</p> <p>Would BD please advise if our understanding is correct.</p>	
4.	<p><u>Safety Measures for Inaccessible Roof</u></p> <p>According to paragraph 4.2.3 in Part 2 of the CoP on Design for Safety - External Maintenance 2019 (the “Code”), “<i>Where stepping onto the inaccessible roof for M&R works is required, safety measures such as guard-rails with toe boards shall be provided at the edge of the roof in accordance with the requirements set out in paragraph 4 of Appendix D</i>”.</p> <p>As illustrated in the diagrams below, please clarify whether other safety measures, such as 200mm H. curb with fall-arrest system, complying with occupational safety requirements as set out in paragraph 7 of Appendix D of the Code are acceptable as alternative safety measures to prevent the risk of fall from height, taking into account the comparatively small area of such inaccessible roof.</p>	<p>BD advised that the M&R access for external building elements including inaccessible roof should comply the requirements set out under DfS Code. Personal fall protection system should only be treated as a supplementary safety measure or the last resort for protection of workers from falling from height where the compliance with DfS Code was impracticable in all circumstances of the case.</p>

		
	Items raised by HKIE	
5.	<p><u>Pre-drilling for Foundation</u></p> <p>For socketed steel H-piles or mini-piles founded on rock socket, the appointed Specialist Registered Contractor (Foundation) (RSC(F)) is required to carry out pre-drilling for identification of the depth and quality of founding rock prior to construction of the piles. Generally and to suit the site constraints and program, the exact location of these pre-drilling holes are determined by the RSC(F) on site and the records will be submitted to the BD before certifying the completion of piling work.</p> <p>Would BD please advise if all pre-drilling locations are required to be shown on foundation plans for approval given they are not exact in the first approval and the rule that “the tip of every pile should be within 5 m distance from a pre-drilling hole” has already stated in the drawing.</p>	<p>BD advised that pre-drilling locations were not required to be shown on foundation plans for approval. However, these pre-drilling locations should be shown on the record plans when certifying the completion of foundation works.</p>

6.	<p><u>Verification of Foundation Design</u></p> <p>Generally, design of vertical bearing capacity of foundation works can directly refer to Table 2.1 “Presumed Allowable Vertical Bearing Pressure under Foundations on Horizontal Ground/Bedrock” of the CoP for Foundations 2017 by matching the strength parameters of the founding material. In this connection, would BD please advise if Plate Load Test on site is still needed for verification?</p>	<p>BD advised that Plate Load Test would not be required for foundation on rock. However, Plate Load Test should be conducted to verify the allowable bearing pressure and settlement estimation for shallow foundations on soil when the conditions stipulated in Clause 4.2.2(2) of the CoP for Foundations 2017 (Code) applied.</p> <p>Noting that the Plate Load Test might not be suitable for Category 3 “Intermediate Soil” given in Table 2.1 of the Code, the issue would be raised in the TC on the Code for further deliberation.</p>
7.	<p><u>Paperless Submission</u></p> <p>Upon completion the audit checking of the material documents, test reports, mill certificates and monitoring records, BD will return the above documents to AP/RSE/RGE for retention. To promote green environment and encourage paperless submissions, would BD accept e-submissions by CD/DVD for the above documents similar to submission of “Structural Design Information for Part II Structural Calculations” as mentioned in paragraph 11 of PNAP ADM-8?</p>	<p>BD welcomed HKIE’s proposal to promote green environment and advised that submission of structural documents in CD/DVD was generally acceptable except those requiring certification by RSE/RGE. A PNAP would be promulgated regarding the arrangement in due course.</p> <p>Meanwhile, BD would like to encourage the practitioners to adopt paperless submissions for Part II structural calculations in CD/DVD format according to the detailed arrangement stipulated in PNAP ADM-8.</p>

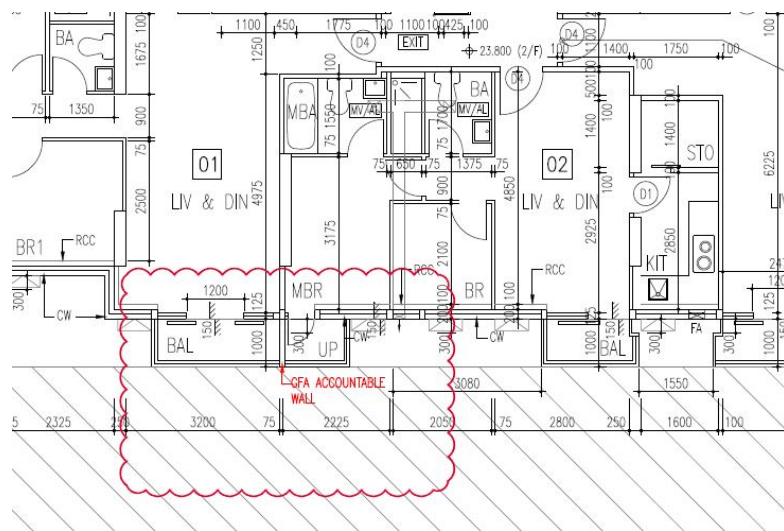
	Items raised by HKIS	
8.	<p><u>GFA Calculation for Space below Open Staircase to Roof</u></p> <p>In some of the projects, private open staircase is proposed for the residential flat on the top floor to its private roof on top. In the past, if the space below the staircase is filled with light-weight concrete, there would be no accountable GFA for that space. However, recently, it is required to include in GFA calculation even such space is filled with light-weight concrete as illustrated in the diagram below. Would BD please clarify.</p> 	<p>BD advised that the external staircase such as circular one without solid risers and enclosure wall(s) would not be required to be included in GFA calculation. The whole covered area of an external staircase with solid raisers or enclosure wall(s) should be included in GFA calculation unless the space below was filled with lightweight mass concrete.</p> <p>As the space below the open staircase shown on the sketch was filled with light-weight concrete, it was considered not accountable for GFA calculation.</p>

9.	<p><u>Inclusion of AC Platform in Roofed-Over Area for the Purpose of Open Space Calculation</u></p> <p>In the past, there is no need to include the area of AC platform in the calculation of roofed-over area but recently it is required to do so. The AC platform is not accessible from the roof (except for maintenance) and there is no accountable GFA & site coverage underneath. So, we would like to clarify whether inclusion of the AC platform area is necessary for calculation of roofed-over area for the purpose of open space calculation as illustrated in the diagrams below.</p>	<p>BD advised that subject to the compliance with the relevant criteria under paragraph 3 of PNAP APP-19 for exclusion from site coverage and plot ratio calculations, AC platforms could also be not counted for roofed-over area for the purpose of open space calculation.</p>
----	---	---



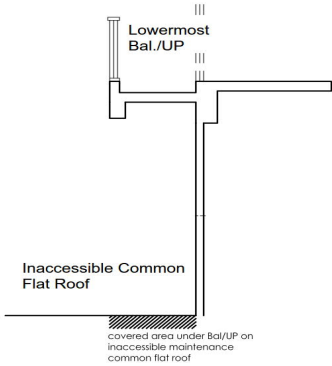
10. **Separation Between Utility Platform and Balcony**

Referring to paragraph 1(b)(v) in Appendix A to JPN 2, an utility platform (UP) is required to be at least 1.5m away from a balcony. From our understanding, the rationale is to prevent abuse by combining the UP and balcony. Therefore, it is opined that this requirement should only apply to the UP and balcony of the same residential unit. In other words, the UP of one unit being located immediately adjacent to the balcony of another unit should be permitted. Please confirm if our understanding is correct as illustrated in the below sketch.




BD advised that the 1.5m separation requirement between the UP and Balcony was applicable to the adjoining units. Consideration would be given on case basis taking into account the chance of abuse. To this end, the proposed layout as shown on the sketch was considered not acceptable as the separation of UP and balcony could be easily removed.

11.	<p><u>Central Data Bank</u></p> <p>Some test reports of the on-list materials in Central Data Bank (CDB) were found expired. We would like to know if such materials could still be considered acceptable provided that:</p> <ul style="list-style-type: none"> a. it could fulfill the relevant performance requirements; and b. a valid assessment report could be produced. <p>Besides, the same principle shall be applicable to building, structural and fire rated materials.</p>	<p>BD advised that the CDB contained only historical information on material acceptance. It was not uncommon that some test reports therein were already expired. APs/RSEs were required to ensure the materials, components and system adopted had been properly tested according to the latest standards. Any supplementary test or assessment reports not indicated in the CDB should be submitted.</p>
	<p>Item raised by AAP</p>	
12.	<p><u>Passage from Fireman's Lift Lobby to a Protected Exit</u></p> <p>Further to item 3(b) of ADF 3/2013 held on 10 May 2013, there was a revision to Clause D11.4 of FS Code 2011 stating that:</p> <p><i>“Every lobby to a fireman's lift should have direct access, without any obstruction and lockable door, to a protected exit. Such lobby should be designed as a common area and an integral part of the fireman's lift so that it could not be readily incorporated as part of any adjacent unit(s) of accommodation.”</i></p> <p>Our understanding is that the passage from the fireman's lift lobby to a required staircase does not require FRR protection, would BD please advise if our understanding is correct.</p>	<p>BD advised that the lobby to a fireman's lift should be directly connected to a protected exit by a protected passage.</p>

	AOB Items
13.	<p data-bbox="185 193 1012 228"><u>Covered Area Underneath Lowest Balcony/ Utility Platform</u></p> <p data-bbox="185 240 474 276">(Item raised by HKIA)</p> <p data-bbox="185 339 1155 659">Referring to Item 8 of ADF 4/2016 held on 12 August 2016, it was confirmed that for those covered areas underneath lowest balcony/utility platform at communal garden/landscaped areas at ground or podium level, the exemption criteria as referred to in PNAP APP-42, para. 26 should prevail, and the said covered area underneath lowest balcony/utility platform in such circumstances shall NOT be subject to the 10% overall GFA concession cap.</p> <p data-bbox="185 722 1155 946">As per the below diagram, we would further enquire whether similar covered area underneath lowest balcony/utility platform at <u>inaccessible common</u> flat roof (i.e. accessible for maintenance purpose only) may also be exempted from GFA/SC calculation and NOT be subject to 10% overall GFA concession cap as well.</p>  <p data-bbox="1178 339 2119 659">BD advised that the covered area underneath the lowest balcony/UP to be excluded from GFA/SC under JPNs 1 & 2 should be subject to the overall GFA concession cap of 10% (10% CAP) as stipulated under PNAP APP-151. For covered communal podium gardens, landscaped and play areas fulfilling the criteria under PNAP APP-42, the total area exempted should be within 5% of total domestic GFA though not subject to the 10% CAP.</p> <p data-bbox="1178 722 2119 946">As regards inaccessible covered flat roofs fully open on at least two sides, which had been designated as common parts and could be well visible and thus monitored against abuse by the public or the management, modification to exclude such areas from GFA calculations might not be required.</p>

<p>14. <u>Structural Plan Submissions of Secondary Building Elements</u> (Item raised by BD)</p> <p>Item 9 of ADF Meeting 3/2019 and Item 17 of ADF Meeting 4/2019 held on 24.5.2019 and 23.8.2019 refer.</p> <p>BD has been exploring facilitation measures for processing structural plan submissions of secondary building elements through streamlining the approval process, such as by trimming down the amount of details required in the structural plans, compiling sample drawings and checklists to facilitate preparation of the submissions.</p> <p>According to the statistics of structural plans submissions received by BD, the following three types of structural plans constitute the highest percentages (about 40%) of the yearly total number of structural submissions of secondary building elements:</p> <ol style="list-style-type: none"> 1. Glass balustrades 2. Metal claddings 3. Metal ceilings, louvres and grilles <p>To this end, BD has prepared sample drawings of these three types of building elements (see attached pdf documents) for the reference of the practitioners. Subject to members' views on the above, the details will be incorporated into PNAP ADV-33 for consultation with the building industry through the BSC and APSEC.</p>	<p>Members of HKIE welcomed BD's facilitating measures and gave initial suggestions in respect of the details in the sample drawings. Further comments from HKIE members would be conveyed to BD for consideration.</p> <p>Upon consolidating the comments, the sample drawings together with the associated checklists would be incorporated into PNAP ADV-33 for consultation with the building industry through the BSC and APSEC. Other members are also welcome to offer comments on the facilitating measures.</p>
--	--

	 <p>Sample drawings prepared by BD for</p>	
15.	<p><u>Relocation of Kowloon Section of New Buildings Division (NBD) 1 and Kowloon Unit of NBD 2</u> (Item raised by BD)</p> <p>BD advised that Kowloon Section of NBD 1 and Kowloon Unit of Kowloon and Rail Section of NBD 2 in 14 Taikoo Wan Road, Hong Kong would be relocated to AIA Kowloon Tower Landmark East, 100 How Ming Street, Kwun Tong, Kowloon (AIA Office) on 1 February 2021. As no receipt and dispatch (R&D) counter will be set up at AIA Office, statutory submissions should only be made to the R&D counter on 7/F, 14 Taikoo Wan Road, Hong Kong.</p> <p>Practitioners can continue to contact BD's officers in AIA Office via their current telephone number. A relocation notice will be issued in due course.</p>	<p>Members noted the relocation arrangement of Kowloon Section of NBD 1 and Kowloon Unit of NBD 2.</p>