

Short Course on Application of Building (Planning) Regulations

Date : October 2015

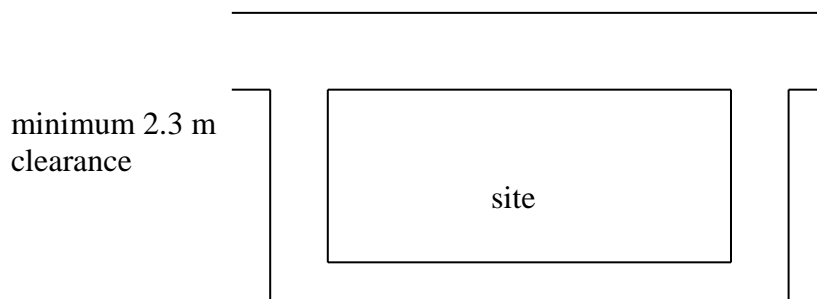
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Notes on Building (Planning) Regulations

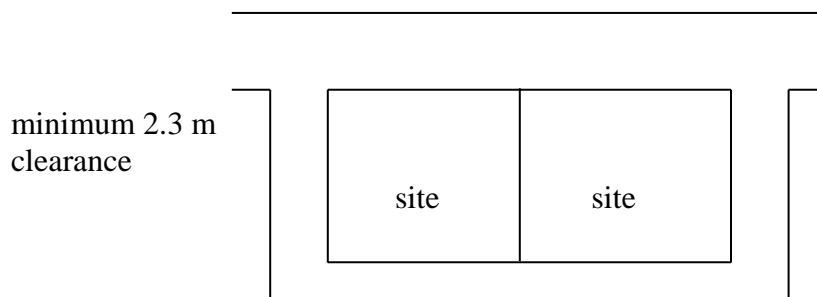
Part I

2. Interpretation

- canopy : projection over 500 mm wide and maximum 7.5 m above ground level, to provide protection from rain and sun; not carrying any floor load; cantilevered or supported by brackets
- detached building



- external wall : includes wall adjoining a wall of another building but not a party wall
- open air : vertically unobstructed space with 1.5 m min dimension and area not less than 1 m² for every 6 m high of enclosing wall
- semi-detached

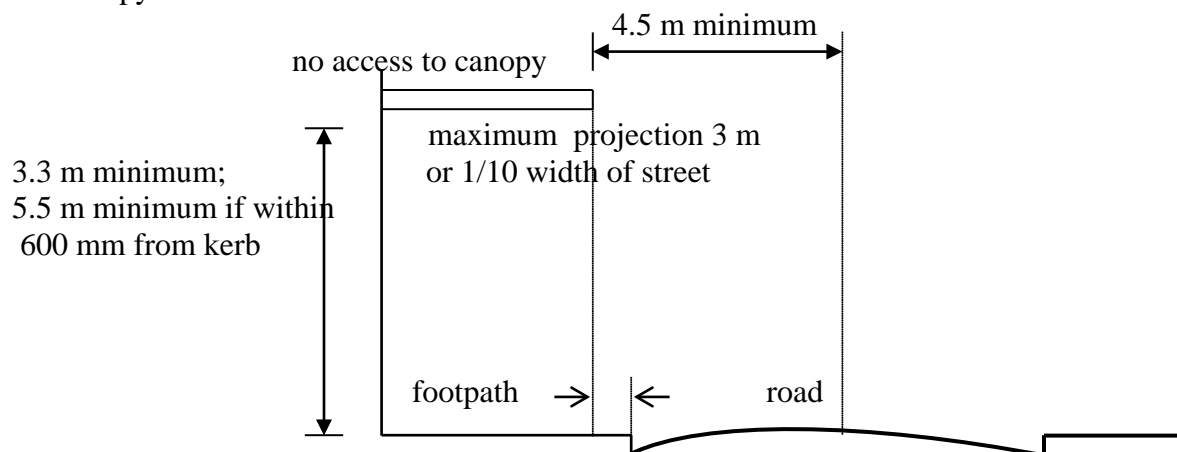


- street : carriageway + footpaths; private and public

- usable floor space : floor space excluding staircase, lift landing, toilet, lift machine room and A/C plant room
- 3A. Protection of openings
- 1100 mm high barrier; lowermost 150 mm built solid
 - B(C) R 8; 600 mm level difference; 100 mm smallest dimension
5. Access to buildings
- every building to be provided with an access from a street
6. Building Authority to determine width of street

Part II

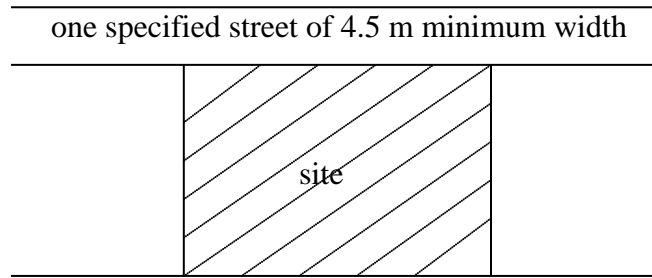
7. Eaves, cornices, mouldings, etc.
- maximum 500 mm projection over street and minimum 2.5 m above ground
 - pipes or gutters : max 300 mm projection over street and minimum 2.5 m above ground
 - drying rack or AC supporting structure : 750 mm max projection and minimum 2.5 m above ground
10. Canopy over street



13. Use of verandahs or balconies
- existing verandah or balcony cannot be used for factory, workshop, storeroom, kitchen, lavatory, bathroom or toilet
15. Door
- doors & windows etc opening onto street have to be at least 2.5 m above ground
 - emergency doors (for transformer or plant rooms) are permitted to project over streets if doors open flat against the wall

18A

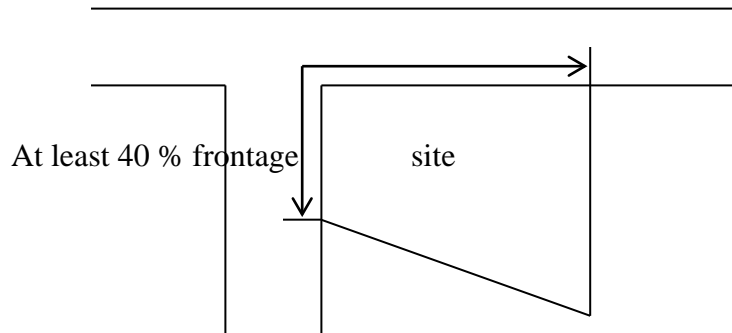
- class A site



This side can be anything.

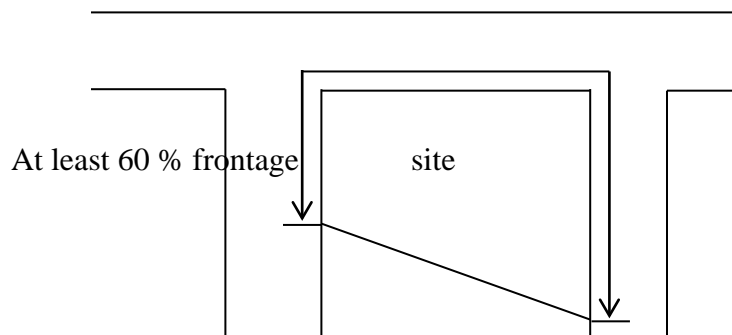
- class B site

a corner site abutting two specified streets of at least 4.5 m wide

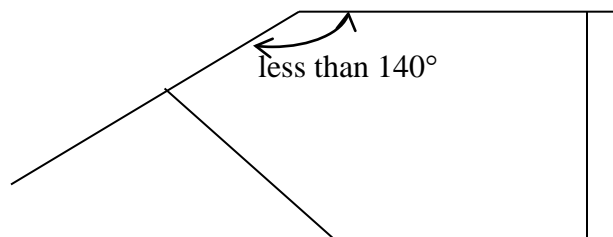


- class C site

a corner site abutting 3 specified streets of at least 4.5 m wide



- corner
(Obsolete)



- PNAP APP 44 and 124

- The specified street can be public or private

Part III

19(3). Site abutting a street less than 4.5 m wide or of unclear classification, Building Authority to decide the height of building and development intensity

20. Permitted site coverage

- refer to the First Schedule, note the use and height of building, and site classification
- 100% site coverage for non-domestic portion of building up to 15 m above ground

21. Permitted plot ratio

- refer to the First Schedule, note the use and height of building, and site classification

- plot ratio = ~~錯誤! 尚未定義書籤~~ $\frac{\text{gross floor area of building}}{\text{area of site}}$

- composite building : $\text{DPR} = (\text{permitted NDPR} - \text{actual NDPR}) \times \frac{\text{permitted DPR}}{\text{permitted NDPR}}$

D – domestic ND – non-domestic

22. Bonus for dedication and street widening

- dedication at ground level for public passage : no structure within 5.5m above ground level (3.3m if no obstruction to vehicular traffic)

- bonus site coverage : $\text{S.C.} = \text{permitted S.C.} + \frac{1500 \times \text{dedicated area}}{\text{site area} \times \text{building height}}$

- bonus P.R. : $\text{P.R.} = \text{permitted P.R.} + 20\%$ or

$$\text{P.R.} = \text{permitted P.R.} + \frac{5 \times \text{dedicated area}}{\text{site area}}$$

} whichever is
the less

- Note :
- (i) site area refers to the original site area
 - (ii) bonus P.R. to be added to domestic part if the building is a composite building
 - (iii) PNAP APP 108

23. Building height, site area and GFA etc.

- building height : height measured from mean level of street to mean level of roof over highest usable floor space. If site abuts on more than one street, take mean level of lowest street (not mean of the mean levels of street)

- site area : basically exclude street or service lane; note that under certain circumstances, service lane can be included in site area (PNAP APP-73; include area dedicated to the public)
- GFA : include balcony and outer wall
exclude parking space, loading/unloading area and machinery room (note management office, TBE room, mail room, MDF room, meter room, filtration plant room etc., PNAP APP 13, 42, 151)

23A Hotel BA may treat a hotel as a non-domestic building or a non-domestic part of a composite building for the purposes of B(P)Rs 19, 20, 21 and 22.

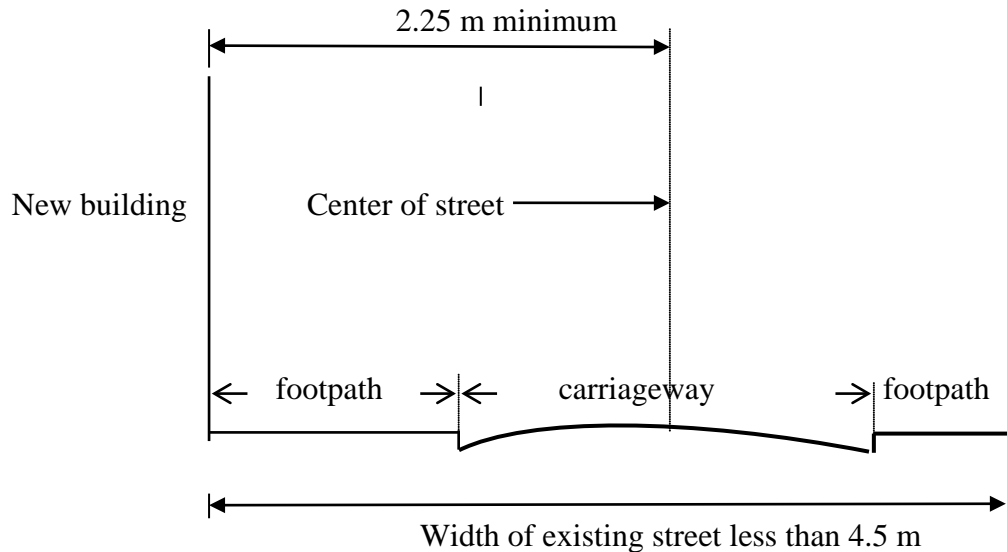
24. Height of storeys

- 2.5m minimum headroom for office or habitable room
- 2.3m from floor to underside of beam
- no portion of any room shall have a height of less than 2m

25. Open space in domestic building

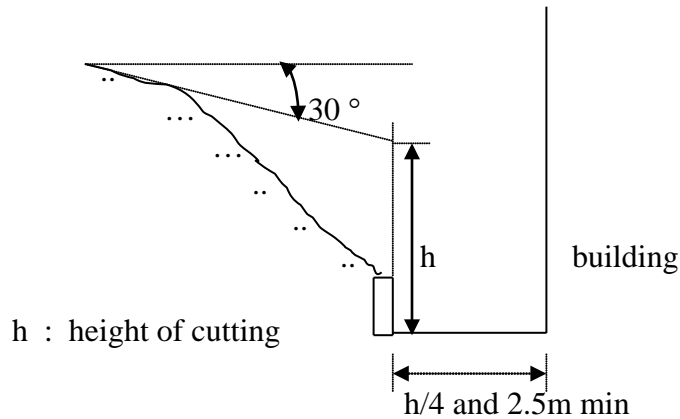
- to be provided within the site at rear or partly at rear and partly at side (at a level not less than 150mm below lowest floor) in accordance with Second Schedule
- no domestic building to be within 1.5m of rear boundary
- access to be provided to open space

26. New building on existing street of less than 4.5 m wide



27. Cuttings

- no building to be built to abut against a cutting and a clear intervening space of 2.5m is required



28. Service lanes

- for domestic building; at the side or rear
- lane not required if : i) a 3m public lane or street already exists
ii) detached or semi-detached building
iii) exempted by Building Authority
- Building Authority may grant modification of B(P)R 25 when a lane exceeding 1.5m is required

Part IV

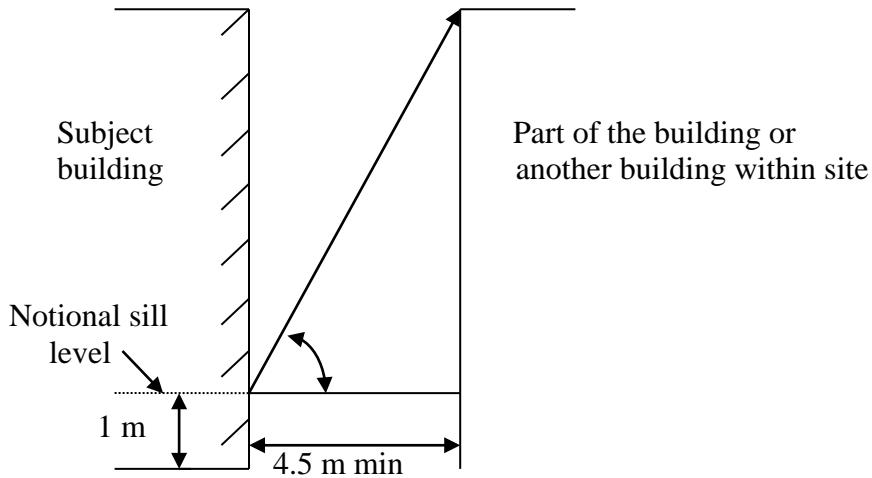
30. Lighting and ventilation requirements

- natural lighting and ventilation for rooms for habitation, office and kitchen
- prescribed window : glass area = $\frac{\text{room area}}{10}$
openable area = $\frac{\text{room area}}{16}$
top of opening at least 2m above floor (1.9m for detached or semi-detached building)
- glass area to face directly into external area
- PNAP APP 130

31. External air requirement

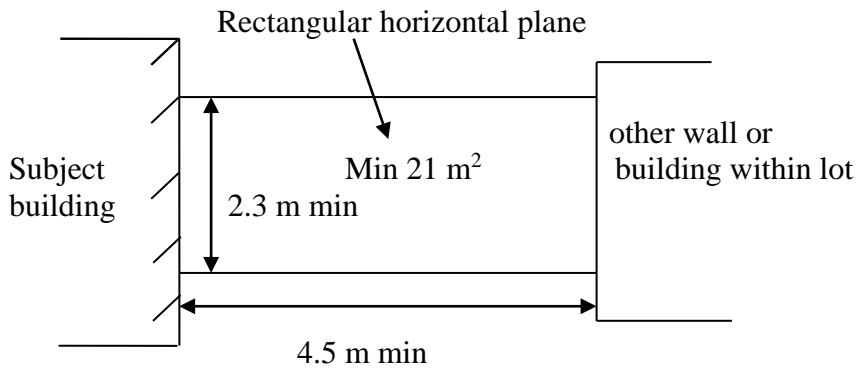
- faces a street of not less than 4.5m in width or
- faces an unobstructed space delineated by rectangular horizontal and inclined planes
- rectangular plane : minimum 21m² in area
minimum length of base 2.3m
minimum length of side 4.5 m or 2.3 m

- to take into account 1.5m beyond boundary or ½ width of lane
- inclined plane at sill level (deemed to be 1m above floor level)

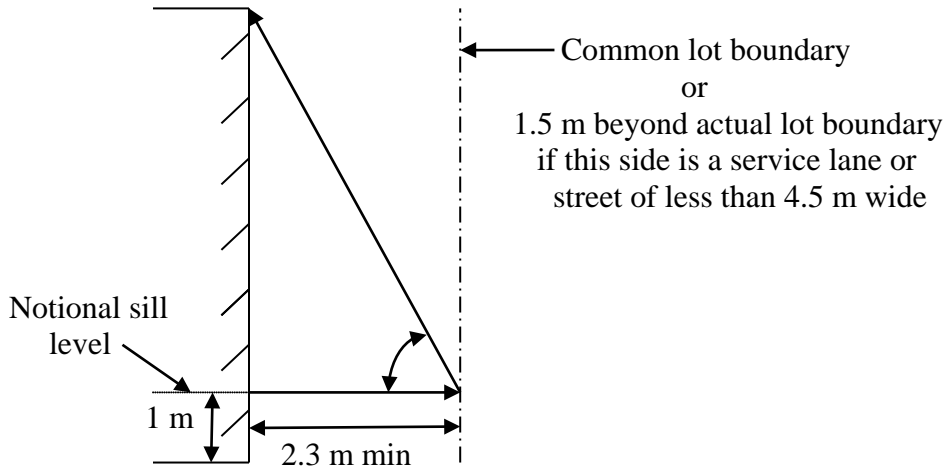


Section

Office or kitchen : 76° 1 in 4
 habitable room : 71 ½° 1 in 3

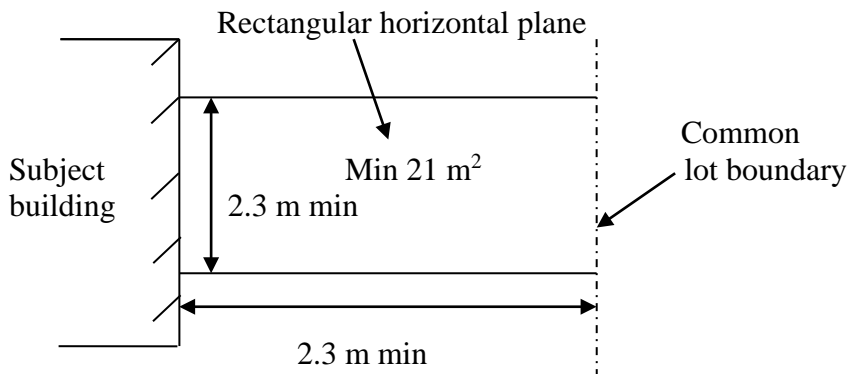


Plan

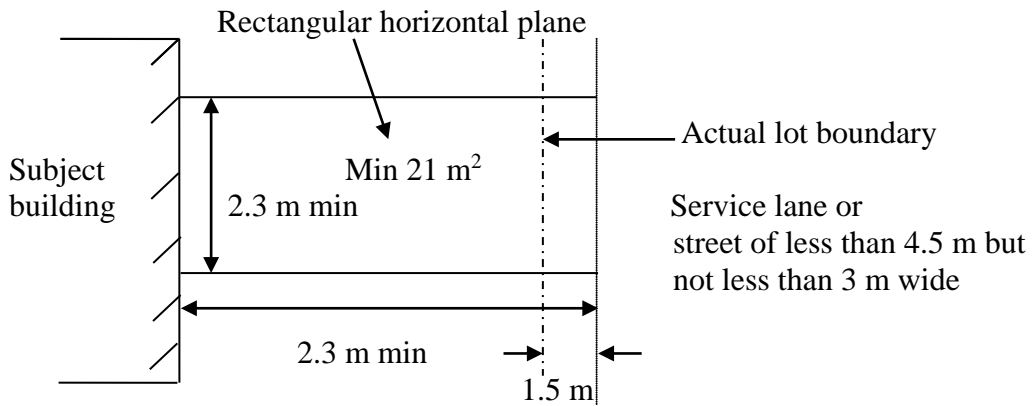


Section

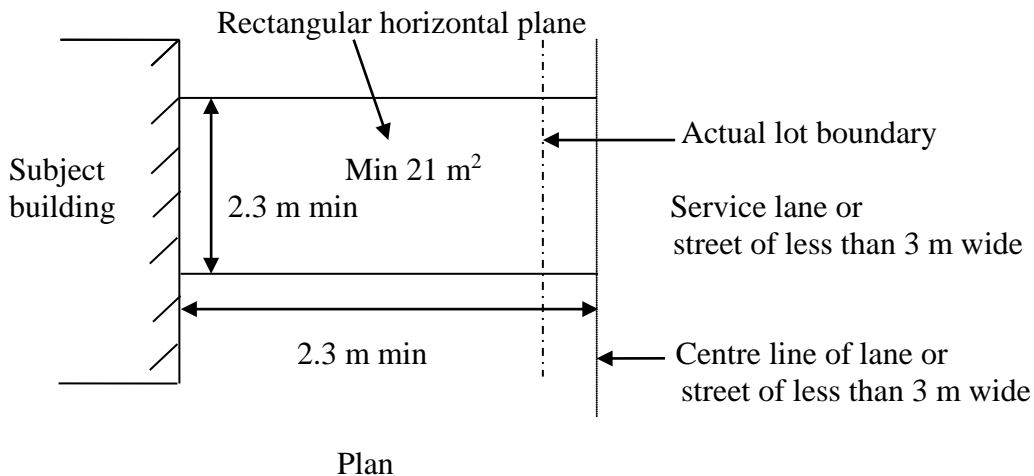
Office or kitchen : 83° 1 in 8
 habitable room : $80 \frac{1}{2}^\circ$ 1 in 6



Plan



Plan



32. Distance from prescribed window
 - no part of habitable room to be more than 9m from prescribed window;
 - no part of habitable room to be more than 9m from outer edge of verandah, balcony, conservatory

33. Window opening onto enclosed verandah
 - prescribed window assumed to be on enclosed verandah
 - to take into account total area of room and verandah when assessing required glass and openable areas

34. Mechanical ventilation and artificial lighting of offices
 - to be provided for unsuitable surroundings
 - mechanical ventilation at a rate of not less than 5 air changes per hour
 - artificial lighting to be provided

- 35A. Provision for room-sealed gas water heater
 - suitable provision to be made for the installation or a centralized hot water system is designed
 - this regulation does not apply to plans approved before 20.5.1983
 - refer to PNAP APP 27 for detailed requirement

36. Rooms containing soil fitments
 - window for W.C. to be opened into open air
 - glass and openable area = $\frac{\text{room area}}{10}$
 - top of opening minimum 2m above floor
 - no W.C. opens into kitchen, food preparation area, auditorium or waiting space of a PPE
 - soil fitment includes water-closet fitment, trough water closet or urinal

37. Light and air to any other building not to be diminished by new building to standard below that under regulation

Part V

39. Staircases

- building exceeding 4 storeys, main staircase continued to roof unless a secondary staircase provided
- staircase requirement : 2m headroom; min 900mm wide; min 225mm tread; max 175mm riser; 16 steps
- discharge to a street or to an open space leading thereto
- if continued to roof, door to be glazed in upper panel

40. Staircases in buildings for separate occupation

- adequate natural lighting at each storey above G/F and be ventilated at highest point

41. Means of escape

- 2 staircases for building exceeding 6 storeys or in which the level of the uppermost storey is more than 17m above ground level at point of discharge of main staircase
- refer to Fire Safety Code 2011

41A. Access staircases for firemen

- nil for single storey building or house not exceeding 3 storeys
- 1 access staircase for single staircase building
- 2 or more for other types
- refer to Fire Safety Code 2011

41B. Fireman's lift

- nil for single staircase building and domestic building not exceeding 30m high
- nil for non-domestic building not exceeding 15m high and not used as industrial undertaking, bulk storage, warehouse, PPE, hotel or hospital
- nil for non-domestic building exceeding 15 m but not exceeding 30m high and cubic content not exceeding 7000 m³ and not used as industrial undertaking, bulk storage, warehouse, PPE, hotel or hospital
- serve alternate floor
- no part of floor is more than 60 m away from the fireman's lift, otherwise another fireman's lift has to be provided
- refer to Fire Safety Code 2011 for requirements of fireman's lift i.e. floor served, lift car, lift well, lift lobby and ventilation etc.

41C. Firefighting and rescue Stairway

- applies to building exceeding 30m used as industrial undertaking, bulk storage and warehouse
- applies to building exceeding a cubic content of 7000 m³ and 1 storey and used as industrial undertaking, bulk storage and warehouse

- basement exceeding a cubic content of 7000m³ and exceeding 2 storeys
 - basement exceeding a cubic content of 7000m³ and exceeding 9m deep
 - no part of the building is more than 60m away from the stairway, otherwise another FRS has to be provided
- refer to Fire Safety Code 2011 regarding G/F separation, enclosure, access staircase, ventilation etc.

41D Emergency vehicular access

- basically every building shall be provided with an EVA
- to provide safe and unobstructed access of fire fighting vehicle
- to provide safe operation of the vehicle
- exemption may be granted by BA when (i) compliance with requirement is impracticable due to topographical features of the site; (ii) building has a low fire risk

Part VI

45. Kitchens

- to be provided in every domestic building
- dado to be provided up to height of 1.2m

46. Tenement house

- living room intended to be used by more than 1 tenant
- depth not exceeding 10m; unobstructed window at rear wall (1.5 m² and top of window at least 2m above level of the floor)
- minimum kitchen area

47. Building abutting a retaining wall

- no domestic building to be erected against retaining wall of over 4.5m in height
- 1.5m minimum clear space between building and bottom of any retaining wall exceeding 4.5m high
- a rock face is also a retaining wall

48. Retaining wall forming part of a domestic building

- wall to be waterproof and insulated against condensation

49. Building not to be used for domestic purpose and for dangerous trade

- note the various kind of dangerous trades
- exemption may be granted by Building Authority with conditions

Part VIA PPE

49A. Situation of a place of public entertainment

- PPE not to be situated in building not for PPE purpose

49B. Cinemas

- can be situated in non-domestic building or non-domestic part of a building
- for cinemas in non purpose built building, not more than 2000 persons in

- aggregate
 - incompatible operations
 - can share facilities with other cinemas or PPE
- 49C. Domestic accommodation
 - incompatible with PPE
- 49D. Floor and tiers
 - gradient $\leq 35^\circ$ and headroom 3m minimum
- 49E. Waiting accommodation
 - space for people awaiting admission

Part VII Temporary Buildings

- 50. Temporary buildings and short lived materials
 - TBP required for building on temporary basis i.e. for short term, constructed of short lived materials or as contractor's shed
 - may include building constructed on land held on licence
 - definition of short lived materials
- 51. TBP application
 - permit issued for a specified period with or without conditions
- 52. Siting to temporary building
 - temporary building constructed of readily combustible materials has to be 3m away from any other building and the boundary of the site
- 53. Contractor's shed permit

Part VIII

- 64. Plans of hoarding, etc.
 - for erection, alteration and demolition of building; for excavation
 - plans accompanied by application in specified form for a permit to erect hoarding, covered walkway, etc.
- 65. Hoarding permit
 - for a certain period of time and conditions can be imposed by Building Authority
- 66. Maintenance of hoarding, etc.
 - building owner carrying out building works described in Regulation 64 above has to erect and maintain hoarding, covered walkway, etc.
 - except on isolated site, hoarding has to be close boarded

Part X

71. Windows, etc. to face or ventilate into unenclosed verandah
 - for window facing external air or ventilating into open air
 - for aperture or air shaft communicating with the open air
 - standard of lighting and ventilation must not be prejudiced
 - conditions may be imposed by Building Authority
 - normally facing 1.5m wide unenclosed space

72. Disabled access and facilities
 - facilities for the disabled to be provided in building where disabled persons are reasonably expected to have access
 - applicable to most buildings
 - not applicable to single family house of not more than 13m above ground level
 - not applicable to contractor's shed
 - note the extent of application in various kind of building stipulated in B(P)R Schedule 3 Part 4 and the Design Manual – Barrier Free Access 2008
 - note the implication of s. 84 of the Disability Discrimination Ordinance (Chapter 487) on building approval