

Building (Planning) Regulations

(Cap. 123 sub. leg. F)

Contents

Regulation		Page
	Part I General	
1.	Citation	1-2
2.	Interpretation	1-2
3.	Protection of balconies and verandahs	1-10
3A.	Protection of openings	1-10
4.	Buildings not to obstruct, endanger or cause nuisances	1-12
5.	Access to buildings and provision of access lanes, etc., on site of new building	1-12
6.	Building Authority to determine width of road or street	1-12
	Part II Projections	
7.	Eaves, cornices, mouldings, etc.	2-2
8-9.	(<i>Repealed</i>)	2-4
10.	Balconies and canopies over streets	2-4
11.	(<i>Repealed</i>)	2-6

Regulation		Page
12.	No doorways on to canopy	2-6
13.	Use of verandahs or balconies	2-6
14.	(<i>Repealed</i>)	2-6
15.	Doors, etc. not to open over streets	2-6

Part III
Heights, Site Coverage, Plot Ratio, Open
Spaces and Lanes

16-18.	(<i>Repealed</i>)	3-2
18A.	Site classification	3-2
19.	General provisions concerning site coverage and plot ratio	3-4
19A.	(<i>Repealed</i>)	3-6
20.	Permitted site coverage	3-6
21.	Permitted plot ratio	3-10
22.	Permitted site coverage and plot ratio may be exceeded in certain cases	3-12
23.	Provisions supplementary to regulations 19, 20, 21 and 22	3-16
23A.	Provisions supplementary to regulations 19, 20, 21 and 22 in respect of hotels	3-20
24.	Height of storeys	3-26
25.	Space about domestic buildings	3-26

Regulation	Page
26. New buildings on existing street less than 4.5 m wide to be set back from centre line of street	3-28
27. Cuttings	3-28
28. Service lanes	3-30

Part IIIA
Access Facilities for Telecommunications
and Broadcasting Services

28A. Access facilities for telecommunications and broadcasting services	3A-2
---	------

Part IV
Lighting and Ventilation

29. Lighting and ventilation	4-2
30. Lighting and ventilation of rooms used or intended to be used for habitation or as an office or kitchen	4-2
31. Minimum requirements of window	4-4
32. Restriction on distance any part of room may be from prescribed window	4-8
33. Windows opening on to enclosed verandah, etc.	4-10
34. Mechanical ventilation and artificial lighting of offices	4-10
35. Additional vent may be required	4-12
35A. Provision for room-sealed gas water heater in bathrooms	4-12

Regulation		Page
36.	Rooms containing soil fitments	4-14
37.	Light and air not to be diminished	4-16

Part V**Staircases, Fire Escapes and Access for
Firefighting and Rescue Purposes**

38.	(<i>Repealed</i>)	5-2
39.	Staircases	5-2
40.	Staircases in buildings intended for separate occupation	5-4
40A.	Escalator to be in addition to staircases or means of escape in case of emergency	5-4
41.	Means of escape	5-6
41A.	Access staircases for firemen	5-6
41B.	Fireman's lifts	5-8
41C.	Firefighting and rescue stairway	5-12
41D.	Emergency vehicular access	5-16
42.	Landings, lobbies and passages	5-18
43.	Distance from staircase	5-18
44.	Revolving doors and turnstiles	5-18

**Part VI
Domestic Buildings**

45.	Kitchens	6-2
46.	Tenement house	6-2

Regulation		Page
47.	Building abutting on retaining wall	6-4
48.	Retaining wall forming part of a building	6-6
49.	Building not to be used for domestic purposes and for dangerous trade	6-6

Part VIA
Places of Public Entertainment

49A.	Situation of a place of public entertainment	6A-2
49B.	Cinemas	6A-2
49C.	Domestic accommodation	6A-6
49D.	Floors and tiers	6A-6
49E.	Waiting accommodation	6A-6

Part VII
Temporary Buildings

50.	Definition of temporary buildings and short lived materials	7-2
51.	Application to be made	7-4
52.	Siting to temporary building	7-6
53.	Contractor's sheds	7-6
54.	Kitchens, latrines and drainage required	7-6
55.	Live wire or cable to be made safe	7-8
56.	Building Authority may erect sheds	7-8
57.	Deposit of security	7-8

Regulation		Page
58.	Cancellation of permit	7-8
	Part VIII <i>(Repealed)</i>	
59-63.	(<i>Repealed</i>)	8-2
	Part IX Hoardings, Covered Walkways and Gantry	
64.	Plans of hoardings, etc. to be submitted	9-2
65.	Form of permit and power of Building Authority to make requirements	9-2
66.	Maintenance of hoardings, etc.	9-4
67.	Liability of permittee	9-4
68.	Live wire or cable to be made safe	9-6
69.	Deposit of security	9-6
70.	Cancellation of permit	9-6
	Part X Miscellaneous	
71.	Power of Building Authority to permit windows, etc. to face or ventilate into unenclosed verandah, etc.	10-2
72.	Buildings to be planned for use by persons with a disability	10-2
First Schedule	Percentage Site Coverages and Plot Ratios	S1-2

Regulation		Page
Second Schedule	Open Space about Domestic Buildings	S2-2
Third Schedule	Persons with a Disability	S3-2

Building (Planning) Regulations

(Cap. 123, section 38)

[1 June 1956]

(Format changes—E.R. 1 of 2012)

Part I

General

(Format changes—E.R. 1 of 2012)

1. Citation

These regulations may be cited as the Building (Planning) Regulations.

2. Interpretation

- (1) In these regulations, unless the context otherwise requires, words and expression have the meaning attributed to them by the Buildings Ordinance (Cap. 123), and—

access facilities (接達設施) means facilities for access of telecommunications and broadcasting services, including a room, duct or riser used for the installation of cables, wires and other ancillary equipment for telecommunications and broadcasting purposes; (39 of 2000 s. 7)

balcony (露台) means any structure projecting from any wall of any building to carry a floor or roof load either cantilevered or supported by brackets;

broadcasting (廣播) means transmission of sound or television programmes by satellite or terrestrial telecommunications intended for general reception; (*39 of 2000 s. 7*)

canopy (簷篷) means any structure which projects more than 500 mm from any wall of any building and at a height of not more than 7.5 m above the level of the ground to provide protection from rain or sun, not carrying any floor load, either cantilevered or supported by brackets; (*G.N.A. 83 of 1959; L.N. 294 of 1976; L.N. 79 of 1992*)

cinema (電影院) means any building or part of a building which is designed for, and contains facilities (including a projection room) and projection or other apparatus or equipment for use in connection with or otherwise for the purposes of cinematographic displays; (*L.N. 194 of 1996*)

commercial building (商業建築物) has the same meaning assigned to it in section 2 of the Building (Energy Efficiency) Regulation (Cap. 123 sub. leg. M); (*39 of 2000 s. 7*)

detached building (獨立建築物) means any building which is not connected to any other building and has a clear and unobstructed open space—

- (a) extending the entire depth of the building of not less than 2.3 m measured at right angles to the external surface of the building; (*L.N. 294 of 1976*)
- (b) in the rear of the building of a depth of 2.3 m measured at right angles to the external surface of the building and extending for the full width of the site; (*L.N. 294 of 1976*)

disability (殘疾), in relation to a person, means impairment in vision, hearing or locomotion because of injury, disease or congenital deformity; (*L.N. 239 of 1997*)

drying rack (晾衣架) means a structure for hanging clothes or garments for drying; (*20 of 2008 s. 45*)

external wall (外牆) means the whole, or any part, of an outer wall of a building not being a party wall, even though adjoining a wall of another building; (*16 of 2011 s. 41*)

factory (工廠) means any building or place in which any machinery, other than machinery worked entirely by hand, is used in aid of any industrial undertaking carried on in such building or place;

floor (樓面) means any structure forming the base of any storey and every joist, board, timber, brick, concrete or other substance connected with and forming part of such structure;

hotel building (旅館建築物) means a building which is constructed or intended to be used as a hotel; (*39 of 2000 s. 7*)

industrial building (工業建築物) has the same meaning assigned to it in regulation 2 of the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations (Cap. 123 sub. leg. H); (*39 of 2000 s. 7*)

latrine (廁所) means a privy, commode or earth closet but does not include a water closet or a water flushed urinal;

open air (露天地方) means a space which—

- (a) is vertically uncovered and unobstructed;
- (b) is not less, in any horizontal dimension, than 1.5 m; and
- (c) where such space is enclosed on 4 sides, has a horizontal area of not less than 1 m² for every 6 m of the mean height of the walls enclosing the space; (*G.N.A. 83 of 1959; L.N. 294 of 1976*)

Ordinance (本條例) means the Buildings Ordinance (Cap. 123);

permitted plot ratio (准許地積比率) means the maximum plot ratio permitted under paragraph (1) or (2), as the case may be, of regulation 21; (*G.N.A. 97 of 1962*)

prescribed (訂明) means prescribed by or under the Ordinance;
(G.N.A. 83 of 1959)

residential building (住宅建築物) has the same meaning assigned to it in regulation 3 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123 sub. leg. I); (39 of 2000 s. 7)

road (道路) means a street not including any footpath;

room (房間) means any portion of a building which has been subdivided by the erection of partition walls from floor to ceiling;

semi-detached building (半獨立建築物) means any one of a pair of buildings connected to each other by a party wall and has a clear and unobstructed open space—

- (a) extending the entire depth of the building of not less than 2.3 m measured at right angles to the external surface of the building; (L.N. 294 of 1976)
- (b) in the rear of the building of a depth of 2.3 m measured at right angles to the external surface of the building and extending for the full width of the site; (L.N. 294 of 1976)

site coverage (上蓋面積) means the area of the site that is covered by the building that is erected thereon and, when used in relation to a part of a composite building, means the area of the site on which the building is erected that is covered by that part of the building; (G.N.A. 97 of 1962)

storey (樓層) means the space between the upper surface of every floor and the upper surface of the floor next above it where such a floor exists and in the case of a top storey the space between the upper surface of that floor and the mean height of the ceiling or roof;

street (街道) includes any footpath and private and public street;

telecommunications (電訊) has the meaning assigned to it in section 2 of the Telecommunications Ordinance (Cap. 106); (*39 of 2000 s. 7*)

usable floor space (實用樓面空間) means any floor space other than staircases, staircase halls, lift landings, the space used in providing water-closet fitments, urinals and lavatory basins and the space occupied by machinery for any lift, air-conditioning system or similar service; (*G.N.A. 97 of 1962*)

verandah (外廊) means any structure projecting from any wall of any building and supported by piers or columns.

(*L.N. 194 of 1996; L.N. 239 of 1997; L.N. 110 of 2005*)

(2) (*Repealed L.N. 110 of 2005*)

(*73 of 1983 s. 3*)

3. Protection of balconies and verandahs

(1)-(2) (*Repealed L.N. 439 of 1990*)

(3) Every balcony projected from an upper storey of a building shall have a clear height, upwards from the floor of such balcony, of not less than the clear height of the storey from which it projects.

(*L.N. 406 of 1987*)

3A. Protection of openings

(1) Every opening placed on an external wall above the ground floor of any building shall be protected by a barrier which shall be not less than 1 100 mm high and the lowermost 150 mm of such barrier shall be built solid.

(2) A barrier provided under paragraph (1) shall be so designed as to minimize the risk of persons or objects falling, rolling, sliding or slipping through gaps in the barrier, or persons climbing over the barrier.

(L.N. 406 of 1987)

4. Buildings not to obstruct, endanger or cause nuisances

No building or fixture thereon shall be so constructed that it—

- (a) (i) obstructs; or
- (ii) endangers the users of any adjacent footpath or street; or
- (b) creates any nuisance; or
- (c) permits the escape into or over any adjacent footpath or street at a height of less than 2.5 m of any noxious gases or exhaust from any ventilating system. (L.N. 294 of 1976)

5. Access to buildings and provision of access lanes, etc., on site of new building

- (1) Every building shall be provided with means of obtaining access thereto from a street.
- (2) The Building Authority may require the provision of an access lane or access road within the site of any new building.

(G.N.A. 83 of 1959)

6. Building Authority to determine width of road or street

Where for the purposes of these regulations it is necessary to determine the width of any road or street, the same shall be determined by the Building Authority.

Part II

Projections

(Format changes—E.R. 5 of 2020)

7. Eaves, cornices, mouldings, etc.

- (1) An architectural projection (including eaves, cornice and moulding) that projects over a street—
 - (a) must not project over the street more than 500 mm; and
 - (b) must not project at a height of less than 2.5 m above the ground level.
- (2) A pipe or gutter (including the appurtenances of the pipe or gutter) that projects over a street—
 - (a) must not project over the street more than 300 mm; and
 - (b) must not project at a height of less than 2.5 m above the ground level.
- (3) A specified structure that projects over a street—
 - (a) must not project over the street more than 750 mm; and
 - (b) must not project at a height of less than 2.5 m above the ground level.
- (4) A retractable awning that projects over a street—
 - (a) must not project over the street more than 500 mm (when retracted) or more than 2.5 m (when fully extended);
 - (b) must not project at a height of less than 2.5 m above the ground level;
 - (c) if it projects over a street that has a carriage-way—must have a horizontal clearance of not less than 600 mm from the pavement kerb line; and

- (d) if it projects over a street that consists only of a footpath—must have a horizontal clearance of not less than 1.5 m from the centre line of the footpath.
- (5) A metal ventilation duct (including the associated supporting frame) that projects over a street—
 - (a) must not project over the street more than 750 mm;
 - (b) must not project at a height of less than 2.5 m above the ground level; and
 - (c) if the duct or any part of it is located on, or hung underneath the soffit of, a balcony, verandah or canopy of a building—must not project beyond the edge of the balcony, verandah or canopy.
- (6) In this regulation—
 - pipe* (喉管) includes a water pipe and a drain pipe;
 - specified structure* (指明構築物) means—
 - (a) a drying rack; or
 - (b) a supporting frame for an air-conditioning unit, light fitting, or antenna or transceiver for public telecommunications services.

(L.N. 61 of 2020)

8-9. (*Repealed L.N. 79 of 1992*)

10. Balconies and canopies over streets

- (1) Every canopy erected within 600 mm of the outer edge of a footpath, or projecting over a road, shall have a clear space of not less than 5.5 m beneath every part thereof.
- (2) Every canopy erected over a footpath shall have a clear space of not less than 3.3 m beneath every part thereof.

- (3) Every canopy shall be provided with adequate surface water drainage. (*L.N. 79 of 1992*)
- (4) The maximum projection of any canopy (including cornices, mouldings or other features) erected over any street shall be—
- (a) one-tenth of the width of the street; or
- (b) 3 m,
- whichever is the less:
- Provided that no portion of any such canopy shall be within 4.5 m, measured horizontally, of a line drawn vertically from a point in the centre line of the street nearest to such portion of the canopy. (*L.N. 33 of 1966*)
- (5) (*Repealed L.N. 79 of 1992*)
- (*L.N. 54 of 1969; L.N. 294 of 1976; L.N. 79 of 1992*)

11. (*Repealed L.N. 79 of 1992*)

12. No doorways on to canopy

No doorway giving direct access to the top of any canopy shall be made in the external wall of any building.

13. Use of verandahs or balconies

Where any verandah or balcony has been built over or upon any street no such verandah or balcony shall be used or adapted to be used as a factory, workshop, storeroom, kitchen, lavatory, bathroom, water-closet, urinal or latrine.

(*L.N. 79 of 1992*)

14. (*Repealed L.N. 57 of 1965*)

15. Doors, etc. not to open over streets

- (1) Subject to paragraph (2), no door, gate, window or shutter opening on or over any street shall be so hung or placed as to project over such street at a height of less than 2.5 m above the ground.
- (2) Emergency exit doors, electrical transformer room doors, plant room doors, refuse storage chamber doors and doors leading to similar types of utility rooms or chambers may open outwards over such a street if such doors when fully opened do not cause an obstruction to any person or vehicle using the street.

(L.N. 79 of 1992)

Part III

Heights, Site Coverage, Plot Ratio, Open Spaces and Lanes

(L.N. 54 of 1969)

(Format changes—E.R. 5 of 2020)

16. *(Repealed L.N. 406 of 1987)*

17-18. *(Repealed L.N. 54 of 1969)*

18A. Site classification

(1) In this Part and the First and Second Schedules—

class A site (甲類地盤) means a site, not being a class B site or class C site, that abuts on one specified street not less than 4.5 m wide or on more than one such street;

class B site (乙類地盤) means, subject to paragraph (2), a corner site that abuts on 2 specified streets neither of which is less than 4.5 m wide;

class C site (丙類地盤) means, subject to paragraph (2), a corner site that abuts on 3 specified streets none of which is less than 4.5 m wide.

(2) For the purposes of paragraph (1)—

(a) a corner site shall not be regarded as abutting on 2 specified streets unless at least 40 per cent of the boundary of the site abuts on the streets; and

(b) a corner site shall not be regarded as abutting on 3 specified streets unless at least 60 per cent of the boundary of the site abuts on the streets.

(3) A street is to be regarded as a specified street—

- (a) if there exists, with respect to the street, any of the following circumstances—
 - (i) the street is vested in the Government and is maintained by the Highways Department;
 - (ii) the street is a private street on land held under the same Government lease as the site and under the terms of the lease the lessee has to surrender (when required to do so) the land on which the street is situated to the Government;
 - (iii) the street is a street required to be constructed on unleased Government land by the lessee of the Government lease under which the site is held pursuant to the terms of that lease;
 - (iv) the street is on land over which the owner of the site is expressly granted, by or by virtue of an instrument, a right of way exercisable at all times;
 - (v) the street is on land held under a Government lease by the owner of the site; or
- (b) if—
 - (i) one or more of the circumstances mentioned in subparagraph (a)(i), (ii), (iii), (iv) and (v) exist with respect to different parts of the street; and
 - (ii) those parts together constitute the street.

(L.N. 110 of 2005)

19. General provisions concerning site coverage and plot ratio

- (1) The maximum site coverage permitted in respect of a building or buildings on a class A site, class B site or class C site shall be determined in accordance with regulation 20.

-
- (2) The maximum plot ratio permitted in respect of a building or buildings on a class A site, class B site or class C site shall be determined in accordance with regulation 21.
 - (3) The height of a building or buildings on a site that is not a class A site, class B site or class C site, and the maximum site coverage and maximum plot ratio permitted in respect of such a building or buildings, shall be determined by the Building Authority.

(L.N. 110 of 2005)

19A. *(Repealed L.N. 406 of 1987)*

20. Permitted site coverage

- (1) Subject to regulation 22 and depending on the height of the building— *(L.N. 78 of 1970; L.N. 406 of 1987)*
 - (a) the site coverage for a domestic building, or for the domestic part of a composite building, on a class A site shall not exceed that percentage of the area of the site specified in the second column of the First Schedule;
 - (b) the site coverage for a domestic building, or for the domestic part of a composite building, on a class B site shall not exceed that percentage of the area of the site specified in the third column of the First Schedule; and
 - (c) the site coverage for a domestic building, or for the domestic part of a composite building, on a class C site shall not exceed that percentage of the area of the site specified in the fourth column of the First Schedule.
- (2) Subject to regulation 22 and paragraph (3) and depending on the height of the building— *(L.N. 78 of 1970; L.N. 406 of 1987)*
 - (a) the site coverage for a non-domestic building, or for the non-domestic part of a composite building, on a class A

- site shall not exceed that percentage of the area of the site specified in the eighth column of the First Schedule;
- (b) the site coverage for a non-domestic building, or for the non-domestic part of a composite building, on a class B site shall not exceed that percentage of the area of the site specified in the ninth column of the First Schedule; and
- (c) the site coverage for a non-domestic building, or for the non-domestic part of a composite building, on a class C site shall not exceed that percentage of the area of the site specified in the tenth column of the First Schedule.
- (3) Subject to the provisions of paragraph (4), the site coverage for a non-domestic building, or for the non-domestic part of a composite building, on a class A, B or C site may, whatever the height of the building, exceed the permitted percentage site coverage to a height not exceeding 15 m above ground level. (*L.N. 294 of 1976*)
- (4) For the avoidance of doubt, it is hereby declared that, where pursuant to paragraph (3) the permitted percentage site coverage is exceeded—
- (a) above the level to which the permitted percentage site coverage is exceeded, the site coverage for the building or any part thereof shall not, subject to regulation 22, exceed the site coverage permitted under paragraph (1) or (2), as the case may be; and (*L.N. 406 of 1987*)
- (b) the plot ratio for the whole building shall not, subject to regulation 22, exceed the permitted plot ratio. (*L.N. 406 of 1987*)
- (5) In this regulation, the expression **permitted percentage site coverage** (准許上蓋面積百分率) means the maximum site coverage permitted under paragraph (2).

(G.N.A. 97 of 1962)

21. Permitted plot ratio

- (1) Subject to regulation 22 and depending on the height of the building— (*L.N. 78 of 1970; L.N. 406 of 1987*)
 - (a) the plot ratio for a domestic building on a class A site shall not exceed the plot ratio specified in the fifth column of the First Schedule;
 - (b) the plot ratio for a domestic building on a class B site shall not exceed the plot ratio specified in the sixth column of the First Schedule;
 - (c) the plot ratio for a domestic building on a class C site shall not exceed the plot ratio specified in the seventh column of the First Schedule;
 - (d) the plot ratio for a non-domestic building on a class A site shall not exceed the plot ratio specified in the eleventh column of the First Schedule;
 - (e) the plot ratio for a non-domestic building on a class B site shall not exceed the plot ratio specified in the twelfth column of the First Schedule; and
 - (f) the plot ratio for a non-domestic building on a class C site shall not exceed the plot ratio specified in the thirteenth column of the First Schedule.
- (2) Subject to regulation 22, the plot ratio for the domestic part of a composite building shall not exceed the product of the difference between the permitted plot ratio for the building if it were a non-domestic building and the actual plot ratio of the non-domestic part of the building and the permitted plot ratio for the building if it were a domestic building divided by the permitted plot ratio for the building if it were a non-domestic building. (*L.N. 78 of 1970; L.N. 406 of 1987*)

-
- (3) For the purposes of this regulation and of regulations 19, 20 and 22, the plot ratio of a building shall be obtained by dividing the gross floor area of the building by the area of the site on which the building is erected.

(G.N.A. 97 of 1962)

22. Permitted site coverage and plot ratio may be exceeded in certain cases

- (1) Where, between ground level and a height of not less than 5.5 m or, where the Building Authority is satisfied that there will be no obstruction to vehicular traffic using the street, 3.3 m above ground level, a building on a class A, B or C site is set back from a boundary of the lot on which it is erected, being a boundary that abuts on a street, and, with the consent of the Government, the part of the lot that is thereby not built upon is dedicated to the public for the purposes of passage— *(L.N. 406 of 1987; L.N. 57 of 1988)*
- (a) the site coverage for the building or for any one part of the building may exceed the permitted percentage site coverage, so, however, that the site coverage therefor does not exceed that percentage of the area of the site equal to the sum of the permitted percentage site coverage for the building or for that part of the building, as the case may be, and the figure obtained by dividing the product of 1 500 and the area of the lot so dedicated to the public by the product of the area of the site and the height of the building; and
- (b) the plot ratio for the building or, if the building is a composite building, for the domestic part of the building may exceed the permitted plot ratio, so, however, that the plot ratio therefor is not greater than the permitted plot ratio for the building or for that part of the building, as the case may be, by more than 20 per centum or

does not exceed the sum of the permitted plot ratio for the building or for that part of the building, as the case may be, and the figure obtained by dividing the product of 5 and the area of the lot so dedicated to the public by the area of the site on which the building is erected, whichever is the less. (*L.N. 294 of 1976*)

- (2) Where part of a lot, being a part that abuts on a street, is acquired by the Government, either by agreement or by resumption under the Lands Resumption Ordinance (Cap. 124), for the purpose of street widening, the Building Authority may permit—
- the site coverage for a building erected on that lot, being a class A, B or C site, or for any one part of the building to exceed the permitted percentage site coverage, so, however, that the site coverage therefor does not exceed that percentage of the area of the site equal to the sum of the permitted percentage site coverage for the building or for that part of the building, as the case may be, and the figure obtained by dividing the product of 1500 and the area of the part of the lot so acquired by the Government by the product of the area of the site and the height of the building; and (*L.N. 294 of 1976*)
 - the permitted plot ratio for the building or, if the building is a composite building, for the domestic part of the building to exceed the permitted plot ratio, so, however, that the plot ratio therefor is not greater than the permitted plot ratio for the building or for that part of the building, as the case may be, by more than 20 per centum or does not exceed the sum of the permitted plot ratio for the building or for that part of the building, as the case may be, and the figure obtained by dividing the product of 5 and the area of the part of the lot so acquired by the Government by the area of the site on

which the building is erected, whichever is the less. (*29 of 1998 s. 27*)

- (3) For the avoidance of doubt, it is hereby declared that—
 - (a) where under paragraph (1) or (2) the permitted percentage site coverage is exceeded in relation to a part of a building, the site coverage for any other part of the building shall not exceed the permitted percentage site coverage;
 - (b) nothing in this regulation shall be taken or construed as derogating from the provisions of regulation 25 as to the amount of open space to be provided about a domestic building.
- (4) In this regulation, the expression ***permitted percentage site coverage*** (准許上蓋面積百分率) means the maximum site coverage permitted under paragraph (1) or (2), as the case may be, of regulation 20.

(G.N.A. 97 of 1962)

23. Provisions supplementary to regulations 19, 20, 21 and 22

- (1) For the purposes of regulations 20, 21 and 22, the height of a building shall be measured from the mean level of the street or streets on which it fronts or abuts being a specified street or specified streets not less than 4.5 m wide, or where the building abuts on specified streets not less than 4.5 m wide having different levels, from the mean level of the lower or lowest of such streets, to the mean height of the roof over the highest usable floor space in the building. (*L.N. 406 of 1987; L.N. 110 of 2005*)
- (2) In determining for the purposes of regulation 20, 21 or 22 the area of the site on which a building is erected—
 - (a) no account shall be taken of any part of any street or service lane; and

- (b) there shall be included any area dedicated to the public for the purposes of passage.
- (3) (a) Subject to subparagraph (b), for the purposes of regulations 19, 20, 21 and 22, the gross floor area of a building shall be the area contained within the external walls of the building measured at each floor level (including any floor below the level of the ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof), and the thickness of the external walls of the building.
- (b) In determining the gross floor area for the purposes of regulations 20, 21 and 22, the Building Authority may disregard any floor space that he is satisfied is constructed or intended to be used solely for parking motor vehicles, loading or unloading of motor vehicles, or for refuse storage chambers, refuse storage and material recovery chambers, material recovery chambers, refuse storage and material recovery rooms, refuse chutes, refuse hopper rooms and other types of facilities provided to facilitate the separation of refuse to the satisfaction of the Building Authority, or for access facilities for telecommunications and broadcasting services, or occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service. (*L.N. 406 of 1987; 39 of 2000 s. 7*)
- (4) For the purposes of regulations 19, 20, 21 and 22, the Building Authority may treat as a non-domestic building a composite building in which the only domestic part of the building is a place of residence, not having more than 50 m² of usable floor space, for a caretaker or other person employed in connexion with the building or a service

provided therefor or a residence comprising the top storey of the building, or both. (*L.N. 294 of 1976*)

(*G.N.A. 97 of 1962; L.N. 54 of 1969*)

23A. Provisions supplementary to regulations 19, 20, 21 and 22 in respect of hotels

(1) In this regulation—

hotel (旅館) means premises held out as providing sleeping accommodation to any persons presenting themselves who are willing to pay a fee for the sleeping accommodation. (*6 of 2020 s. 45*)

(2) For the purposes of regulations 19, 20, 21 and 22, the Building Authority may—

(a) treat as a non-domestic building a building that he is satisfied is constructed or intended to be used as a hotel (**hotel building**); or

(b) treat as a non-domestic part of a composite building the part in the building that he is satisfied is constructed or intended to be used as a hotel (**the hotel part of a building**).

(3) In determining the gross floor area of a hotel building or the hotel part of a building for the purposes of regulations 20, 21 and 22, the Building Authority may disregard any floor space in that hotel building or the hotel part of that building that he is satisfied is constructed or intended solely for use as—

(a) a place for picking up and setting down persons departing from or arriving at the hotel by vehicle; or

(b) any of the following—

(i) a laundry, a carpentry workshop, a mechanical or electrical workshop;

- (ii) an area for storing dry goods, food, beverages, linen or furniture;
 - (iii) facilities for the welfare of staff including staff canteen, changing room and rest room for staff; or
 - (iv) other supporting facilities as may be approved by the Building Authority.
- (4) Without prejudice to section 25 of the Ordinance, where a hotel building has been treated as a non-domestic building or the hotel part of a building has been treated as a non-domestic part of that building under paragraph (2), no person, being the proprietor of the hotel or being the owner or occupier of the hotel building or the hotel part of the building, shall without prior approval of the Building Authority change, or cause to be changed, the use of the hotel building or of the hotel part of the building in whole or in part to a use other than that of a hotel.
- (5) For the purpose of paragraph (4), if since a hotel building or the hotel part of a building has been put into use—
 - (a) no licence issued under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) is in effect in respect of the hotel concerned; or (*6 of 2020 s. 45*)
 - (b) an order of exclusion is in effect under section 3 of that Ordinance in respect of the hotel concerned,then any use of the hotel building or of the hotel part of the building in whole or in part shall be deemed to be a change of use to a use other than that of a hotel.
- (6) Without prejudice to section 25 of the Ordinance, where any floor space in a hotel building or the hotel part of a building has been disregarded under paragraph (3) in determining the gross floor area of the hotel building or the hotel part of the building, no person, being the proprietor of the hotel or being the owner or occupier of the hotel building or the

hotel part of the building, shall without prior approval of the Building Authority use, or cause to be used, the floor space in whole or in part for any use other than a use mentioned in subparagraph (a) or (b) of that paragraph.

(7) Where—

- (a) the use of a hotel building or of the hotel part of a building in whole or in part is changed in contravention of paragraph (4); or
- (b) any floor space in whole or in part is used in contravention of paragraph (6),

the Building Authority may by order in writing served on the proprietor of the hotel concerned or the owner or occupier of the hotel building or the hotel part of the building require him to discontinue its present use within such time or times as may be specified in the order.

(8) Any person who contravenes paragraph (4) or (6) shall be guilty of an offence and shall be liable on conviction to a fine at level 6 and to imprisonment for 2 years; but it shall be a defence in any prosecution for a contravention of any provision referred to in this paragraph for the person charged to prove to the satisfaction of the court that he did not know, nor could reasonably have discovered, the contravention referred to in the charge.

(9) Any person who, without reasonable excuse, fails to comply with an order served on him under paragraph (7) shall be guilty of an offence and shall be liable on conviction—

- (a) to a fine at level 5 and to imprisonment for 1 year; and
- (b) to a further fine at \$5,000 for each day during which it is proved to the satisfaction of the court that failure to comply with the order has continued.

(39 of 2000 s. 7)

24. Height of storeys

- (1) Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of not less than 2.5 m measured from floor to ceiling: (*L.N. 406 of 1987*)

Provided that there shall be not less than 2.3 m measured from the floor to the underside of any beam.

- (2) In any such room having a sloping ceiling, the height shall be measured to the mean height of such ceiling above floor level:

Provided that no portion of any room shall have a height of less than 2 m.

- (3) (*Repealed L.N. 406 of 1987*)

(*L.N. 294 of 1976*)

25. Space about domestic buildings

- (1) (a) Every domestic building on a class A or B site or on a class C site shall have within the site an open space at the rear, or partly at the rear and partly at the side, at a level of not less than 150 mm below the floor of the lowermost storey in accordance with the Second Schedule:

Provided that where the Building Authority considers it necessary for proper and equitable development or redevelopment of an adjacent site, he may require the provision of more open space than that specified in the Second Schedule. (*G.N.A. 97 of 1962; L.N. 82 of 1963*)

- (b) The open space provided pursuant to subparagraph (a) shall be such that no part of the building which bounds on such open space at any level shall be within 1.5 m,

measured horizontally, of a line drawn vertically from a point in the boundary of the open space immediately opposite thereto. (*L.N. 33 of 1966*)

- (2) No part of any domestic building shall be erected within 1.5 m of the rear boundary of the site. The open space so provided shall be counted as part of the open space required under this regulation. (*L.N. 33 of 1966*)
- (3) No existing domestic building which has an open space of equal or less area than that required by this regulation shall be altered in such manner as to reduce the existing amount of open space.
- (4) No existing domestic building which has a greater area of open space than that required by this regulation shall be altered in such a manner as to reduce the area of open space to less than that required by this regulation.
- (5) Where any open space or area is at a level more than 600 mm below an adjoining open space, safe parapet walls, railings or fences shall be provided by the person creating the difference in levels.
- (6) Access shall be provided to every open space.

(*L.N. 294 of 1976*)

26. New buildings on existing street less than 4.5 m wide to be set back from centre line of street

Where the width of an existing street in front of any new building is less than 4.5 m, no part of such building shall be nearer to the centre line of the street than 2.25 m.

(*G.N.A. 83 of 1959; L.N. 294 of 1976; L.N. 144 of 1978*)

27. Cuttings

- (1) No building shall be built to abut against a cutting, including

a toe wall supporting a cutting.

- (2) A clear intervening space or area of a width of not less than 1/4 of the height of the cutting shall be left between such building at ground floor level and the toe of the cutting.
- (3) Such intervening space or area shall in no case be less than 2.5 m in width. (*L.N. 294 of 1976*)
- (4) For the purposes of this regulation the height of the cutting shall be deemed to be the height measured on a vertical line drawn from the toe of such cutting, and extending from the finished ground or concreted surface to a point where it meets a line drawn downwards at an angle of 30 degrees with the horizontal from the top of the cutting.

28. Service lanes

- (1) In addition to any open space required under regulation 25 every domestic building shall be provided with a service lane at the rear or side of such building:

Provided that a service lane shall not be required—

 - (a) where a public lane not less than 3 m wide or a street already exists;
 - (b) for detached and semi-detached buildings;
 - (c) where exempted by the Building Authority.
- (2) Every such service lane shall be accessible from an existing street but where such access is not immediately possible, this regulation shall be deemed to have been complied with if access would be obtained in the event of future development or redevelopment of other lots within the block. (*L.N. 159 of 1990*)
- (3) The alignment, width and levels of every such lane shall be decided by the Building Authority who may grant a

Building (Planning) Regulations

Part III

3-32

Regulation 28

Cap. 123F

modification of regulation 25 when a lane exceeding 1.5 m in width is required.

(L.N. 54 of 1969; L.N. 294 of 1976)

Part IIIA

Access Facilities for Telecommunications and Broadcasting Services

(Part IIIA added 39 of 2000 s. 7)

(Format changes—E.R. 5 of 2020)

28A. Access facilities for telecommunications and broadcasting services

Every commercial building, industrial building, residential building (other than a building for the residence of a single family) and hotel building shall be provided with access facilities for telecommunications and broadcasting services in accordance with the design requirements as may be specified by the Building Authority from time to time.

Part IV

Lighting and Ventilation

(Format changes—E.R. 5 of 2020)

29. Lighting and ventilation

Every storey of every building used or intended to be used for the purpose of an office or for habitation shall be provided with effectual means of lighting and ventilation.

(G.N.A. 83 of 1959)

30. Lighting and ventilation of rooms used or intended to be used for habitation or as an office or kitchen

- (1) Every room used for habitation or for the purposes of an office or as a kitchen shall be provided with natural lighting and ventilation. *(G.N.A. 97 of 1962)*
- (2) Such natural lighting and ventilation shall be provided by means of one or more windows which shall be—
 - (a) so constructed that—
 - (i) the aggregate superficial area of glass in the window or windows is not less than one-tenth of the area of the floor of the room; and
 - (ii) the windows can, to an extent at least equal in the aggregate to one-sixteenth of the area of the floor of the room, be opened in such manner that the top of the opening of each window is at least 2 m above the level of the floor or, in the case of detached and semi-detached buildings, at least 1.9 m above the level of the floor; and *(L.N. 294 of 1976)*

-
- (b) such that not less than the area required by subparagraph (a)(i) (hereinafter referred to as the prescribed window) faces directly into the external air.

(G.N.A. 83 of 1959)

31. Minimum requirements of window

- (1) No prescribed window shall, for the purposes of regulation 30, be deemed to face into the external air unless—
- (a) it faces into a street which is not less than 4.5 m wide; or
 - (b) it faces into a space uncovered and unobstructed above the area delineated by the rectangular horizontal plane; and
 - (c) it is so placed that, if another rectangular plane, the base whereof is equal to and common with the base of the rectangular horizontal plane, is inclined, above the rectangular horizontal plane, at an angle of 71 1/2° from the horizontal where the window is in a room used for habitation or 76° from the horizontal where the window is in a room used for the purposes of an office or as a kitchen, no part of the building, or of any other building within the site on which such building is erected, protrudes above such plane; or *(G.N.A. 97 of 1962)*
 - (d) where such window opens on to an area bounded on the side opposite the window by a boundary of the site on which the building is erected, such window is so placed that, if the rectangular horizontal plane is projected to such boundary and, from the position at which it first intersects the boundary, another rectangular plane, the base whereof is parallel and level with the sill of the window and has a length equal to the length of the base of the rectangular horizontal plane, is projected, towards

the site and above the rectangular horizontal plane, at an angle of $80\frac{1}{2}^\circ$ from the horizontal where the window is in a room used for habitation or 83° where the window is in a room used for the purposes of an office or as a kitchen, no part of the building, or of any other building within such site, protrudes above such inclined plane: (*G.N.A. 97 of 1962*)

Provided that, where there is a service lane or street less than 4.5 m wide adjacent to and parallel with such boundary, the boundary shall, for the purposes of this subparagraph be deemed to be at a position 1.5 m beyond such boundary. (*L.N. 54 of 1969*)

- (2) The rectangular horizontal plane shall be such that—
 - (a) it has an area of not less than 21 m²; and
 - (b) the minimum length of the base is not less than 2.3 m; and
 - (c) the minimum length of the sides at right angles to the base, between the wall in which the window is sited and any other wall or building opposite thereto within the boundary of the site on which the building is erected, is not less than 4.5 m; or
 - (d) where the window opens on to an area bounded on the side opposite to the window by a boundary of the site on which the building is erected, the minimum length of the sides at right angles to the base, between the wall in which the window is sited and such boundary, is not less than 2.3 m; or
 - (e) where the window opens on to an area bounded on the side opposite to the window by a boundary of the site on which the building is erected and there is a service lane or street less than 4.5 m wide adjacent to and parallel with such boundary, the minimum length of the sides at

right angles to the base, between the wall in which the window is sited and a line 1.5 m beyond such boundary or, where such service lane or street is less than 3 m wide, between the wall in which the window is sited and a line drawn along the centre line of the service lane or street, is not less than 2.3 m. (*L.N. 54 of 1969; 17 of 2018 s. 53*)

(3) For the purposes of this regulation—

(a) **base** (底邊), when used in relation to the rectangular horizontal plane, means that side of the rectangular horizontal plane common with the line of the sill of the window;

rectangular horizontal plane (矩形水平面) means a rectangular plane at the level of the sill of the window having the minimum area and minimum dimensions prescribed by paragraph (2) (*L.N. 307 of 1998*);

window (窗) includes french window; and

(b) the sill of a prescribed window shall be deemed to be at a level 1 m above the level of the floor of the room for which the prescribed window is provided, whether or not the sill is at such level. (*L.N. 54 of 1969*)

(*G.N.A. 83 of 1959; L.N. 294 of 1976*)

32. **Restriction on distance any part of room may be from prescribed window**

No part of any room used for habitation shall be more than 9 m, measured within the room, from a prescribed window which faces directly into the external air or, where, under and in accordance with regulation 33, a window opens on to an enclosed verandah or balcony or on to a conservatory or on to any similar enclosed place or is, under regulation 71, permitted to open on to an unenclosed

verandah or balcony or any other unenclosed place, from the outer edge of the verandah, balcony, conservatory or enclosed or unenclosed place, as the case may be.

(G.N.A. 83 of 1959; L.N. 294 of 1976)

33. Windows opening on to enclosed verandah, etc.

Where any room used or intended to be used for habitation or for the purposes of an office has a window which opens on to an enclosed verandah or balcony or on to a conservatory or on to any similar enclosed place, within, in each case, the boundary of the site on which the building is erected, such window shall be deemed to comply with the requirements of regulations 30 and 31 if—

- (a) such verandah, balcony, conservatory or similar enclosed place is provided with a window which would comply with the requirements of regulations 30 and 31 if it were the window of a room having a floor area equivalent to the aggregate of the areas of the floors of such room and such verandah, balcony, conservatory or similar enclosed place, as the case may be; and
- (b) the area of glass and the opening in the window of such room is such that, to that extent, such window would comply with the requirements of regulation 30(2)(a) if it were likewise the window of a room having a floor area equivalent to the aggregate of the areas of the floors of such room and such verandah, balcony, conservatory or similar enclosed place.

(G.N.A. 83 of 1959; G.N.A. 97 of 1962)

34. Mechanical ventilation and artificial lighting of offices

Where, owing to the position, level or unsuitable surroundings of any room used or intended to be used for the purposes of an office, the provisions of regulation 31 cannot be complied with, in respect

of such room, to the satisfaction of the Building Authority, there shall be provided—

- (a) a mechanical means of ventilation which shall be capable of supplying fresh air to all parts of such room at a rate of not less than 5 changes of air per hour; and
- (b) such artificial lighting as the Building Authority may approve.

(G.N.A. 83 of 1959)

35. Additional vent may be required

- (1) Where in the opinion of the Building Authority compliance with the provisions of these regulations will not secure adequate ventilation for any room used for such purposes by reason of its intended use, unsuitable surroundings or other cause he may require that room to be provided with additional ventilation by means of—
 - (a) an aperture or airshaft communicating direct with the open air, having an unobstructed sectional area of not less than 0.015 m^2 ; or *(L.N. 294 of 1976)*
 - (b) a fanlight which opens to a ventilated lobby or corridor; or
 - (c) such other means of ventilation as shall be approved by him.
- (2) For the purpose of regulations 29 to 35, a laundry being part of or used in connexion with any building shall be deemed to be used for the purpose of habitation.

35A. Provision for room-sealed gas water heater in bathrooms

- (1) Subject to paragraphs (2) and (3), suitable provision shall be made for the installation of a room-sealed gas water heater in every bathroom in a building.

-
- (2) Where a room-sealed gas water heater to serve a bathroom is, or is to be, installed in any place in a building other than in the bathroom, suitable provision shall be made for the installation of such room-sealed gas water heater.
 - (3) This regulation shall not apply—
 - (a) to a building in respect of which the Building Authority has, or is deemed to have, approved the plan of building works under this Ordinance on or before 20 May 1983; or
 - (b) to a building which is designed, to the satisfaction of the Building Authority, to have available therein a centralized hot water supply.
 - (4) For the purposes of this regulation—

room-sealed gas water heater (密封式氣體熱水爐) means a gas water heater which, when in operation, has the combustion air inlet and the combustion products outlet isolated from the room or place in which the gas water heater is installed;

suitable provision (適當設施) means an adequate aperture in an external wall, to the satisfaction of the Building Authority, to provide direct access to the external air in respect of a room-sealed gas water heater which is or may be installed, and which aperture is capable of being sealed with a readily removable cover when a room-sealed gas water heater is not installed.

(L.N. 143 of 1983)

36. Rooms containing soil fitments

- (1) Every room containing a soil fitment or waste fitment shall be provided with a window or lantern light.
- (2) Every such window or lantern light shall be such that—

- (a) the aggregate superficial area of glass therein is not less than the equivalent of one-tenth of the area of the floor of the room; and
 - (b) a part thereof, not less in area than the equivalent of one-tenth of the area of the floor of the room, can be opened directly into the open air.
- (3) The top of that part of any such window which, in accordance with paragraph (2), is designed to open shall be not less than 2 m above the level of the floor of the room. (*L.N. 294 of 1976*)
- (4) No room containing a soil fitment shall open directly into a room used or intended to be used for the manufacture, preparation or storage of food for human consumption or into the auditorium or any space in a place of public entertainment in which persons await admission to public entertainment. (*L.N. 194 of 1996*)
- (5) For the purposes of this regulation, the expression, ***soil fitment*** (便溺污水設備) means a water-closet fitment, a trough water-closet or a urinal.

(*G.N.A. 83 of 1959; G.N.A. 97 of 1962*)

37. Light and air not to be diminished

No building shall be erected in such a manner as to reduce the quantity of light and air available to any other building, which has been erected in accordance with these regulations, below that required under these regulations.

Part V

Staircases, Fire Escapes and Access for Firefighting and Rescue Purposes

(L.N. 170 of 1992)

(Format changes—E.R. 5 of 2020)

38. *(Repealed L.N. 439 of 1990)*

39. Staircases

- (1) Every building which exceeds 1 storey in height shall be provided with a staircase or staircases to give access to upper floors unless there is separate access to such upper floors.
- (2) The main staircase of every building which exceeds 4 storeys in height shall be continued to the roof of the building unless a secondary staircase of fire escape is provided.
- (3) The main staircase of every building which exceeds 1 storey in height shall—
 - (a) have a clear height of not less than 2 m;
 - (b) have a clear width of not less than 900 mm;
 - (c) be constructed with treads not less than 225 mm in width (measured at the centre of the flight) from the face of one riser to the face the next riser and with risers not exceeding 175 mm in height;
 - (d) have not more than 16 steps in any flight without the introduction of a landing;
 - (e) be provided on one or both sides with properly fixed handrails which, in section, shall be—

- (i) if tubular, not less than 38 mm and not greater than 50 mm in external diameter;
 - (ii) if rectangular, not less than 40 mm and not more than 50 mm wide with an overall depth, or depth to a deep groove, of not more than 50 mm;
 - (iii) in any other case, such as to afford to the user thereto a grip analogous to that specified in the case of either tubular or rectangular handrails, whichever may be the more appropriate having regard to the shape of the section; (*L.N. 365 of 1984; E.R. 5 of 2020*)
- (f) be so arranged as to provide access to a street or to an open space leading thereto; and
- (g) if continued to the roof of the building as a means of escape in case of fire be provided with a door at this level, such door to be glazed in the upper panels. (*L.N. 294 of 1976*)

40. Staircases in buildings intended for separate occupation

In any building intended for separate occupation by more than 2 tenants, the staircase intended for common use shall be provided with adequate natural lighting at each storey above the ground floor and be ventilated at least at its highest point.

(L.N. 439 of 1990)

40A. Escalator to be in addition to staircases or means of escape in case of emergency

- (1) Where an escalator is installed in any building, it shall be in addition to—
- (a) any staircase required by regulation 39; and

- (b) the means of escape in case of emergency and second staircase required by regulation 41.
- (2) An escalator shall not be a staircase, passage or other normal means of egress for the purposes of regulation 43.

(L.N. 97 of 1994)

41. Means of escape

- (1) Every building shall be provided with such means of escape in case of emergency as may be required by the intended use of the building.
- (2) Without prejudice to paragraph (1), every building which exceeds 6 storeys in height or in which the level of the floor of the uppermost storey is more than 17 m above the level of the ground at the point of discharge of the main staircase shall, in addition to the main staircase, be provided with a second staircase as means of escape in case of emergency.
(L.N. 294 of 1976)

(L.N. 33 of 1966)

41A. Access staircases for firemen

- (1) Subject to paragraph (4), every building that exceeds 1 storey in height shall be provided with an adequate number of staircases, so designed and constructed as to allow firemen safe and unobstructed access to all floors of the building in the event of a fire (*access staircases*).
- (2) In determining what is, in respect of a building, an adequate number of access staircases, regard shall be had to the intended use of the building and the size of each floor.
- (3) The access staircase or staircases in a building shall be so designed and constructed that, in the event of a fire—

- (a) an adequate number of firemen, with equipment, may reach the fire; and
 - (b) firemen using the staircase or staircases are adequately protected from fire and smoke.
- (4) This regulation does not apply to a building not exceeding 3 main storeys in height that is used or intended to be used solely for domestic purposes and constituting a single household unit.

(L.N. 170 of 1992)

41B. Fireman's lifts

- (1) Subject to paragraph (4), every building exceeding 2 storeys in height shall be provided with at least such number of lifts designed and installed to be used by firemen in the event of a fire (*fireman's lift*) as will ensure that no part of the floors that they serve are more than 60 m from such a lift.
- (2) *(Repealed L.N. 136 of 1995)*
- (3) Fireman's lifts provided in accordance with this regulation shall—
 - (a) be so designed and installed that at least every alternate floor of the building is served by at least one fireman's lift;
 - (b) be of an adequate size, and have adequately sized doors, for use by firemen with their equipment;
 - (c) be enclosed by a liftwell that encloses no more than 3 fireman's lifts and no other lifts;
 - (d) be so designed and installed that, in the event of a fire, firemen using the lifts are adequately protected from fire and smoke, particularly when leaving the lifts;
 - (e) be so designed and installed that in the event of a fire, firemen can gain exclusive control and operation of the

lifts so that firemen with their equipment can easily, conveniently, safely and speedily reach the fire; and

- (f) be so designed, located and installed that, in the event of a fire, firemen can have safe and unobstructed access to the lifts and to the floors served by the lifts. (*L.N. 136 of 1995*)
- (4) This regulation does not apply to—
 - (a) a building—
 - (i) provided with only 1 staircase;
 - (ii) not exceeding 6 storeys in height; and
 - (iii) in which the level of the floor of the uppermost storey is not more than 17 m above the level of the ground at the point of discharge of the staircase;
 - (b) a domestic building not exceeding a height of 30 m; or (*L.N. 136 of 1995*)
 - (c) a non-domestic building or the non-domestic part of a composite building—
 - (i) in which no industrial undertaking is being, or is intended to be carried on and which is not used or intended to be used for bulk storage or as a warehouse, place of public entertainment, hotel or guesthouse, or hospital; and (*6 of 2020 s. 46*)
 - (ii) either—
 - (A) not exceeding a height of 15 m; or
 - (B) exceeding a height of 15 m but neither exceeding a height of 30 m nor a cubical extent of 7 000 m³. (*L.N. 136 of 1995*)
- (5) For the purposes of paragraph (4)(b) or (c), the height of a building shall be measured in accordance with regulation 23(1).

(6) In this regulation—

cubical extent (體積), in relation to a building, means the space contained within the external surfaces of its walls and roof and the upper surface of the floor of its lowest storey, excluding any space within any enclosure on the roof used exclusively for accommodating a water tank or lift gear or any other services, and, if any side of the building is not enclosed by a wall, that side shall be deemed to be enclosed by a wall extending downwards from the outer edge of the roof;

hotel or guesthouse (酒店或賓館) has the meaning given by section 2A of the Hotel and Guesthouse Accommodation Ordinance (Cap. 349); (*6 of 2020 s. 46*)

industrial undertaking (工業經營) has the same meaning as in section 2 of the Factories and Industrial Undertakings Ordinance (Cap. 59).

(*L.N. 170 of 1992; L.N. 136 of 1995; L.N. 194 of 1996; 6 of 2020 s. 46*)

41C. Firefighting and rescue stairway

(1) This regulation applies to—

(a) every building exceeding—

(i) a height of 30 m; or

(ii) a cubical extent of 7 000 m³ and a height of 1 storey,

in which an industrial undertaking is being, or is intended to be carried on or which is used, or is intended to be used for bulk storage or as a warehouse; and

(b) every basement—

(i) exceeding a cubical extent of 7 000 m³; and

- (ii) either—
- (A) exceeding a height of 2 storeys; or
 - (B) exceeding a depth of 9 m from the floor level of the ground storey above the basement to the floor level of the lowest storey in the basement. (*L.N. 136 of 1995*)
- (2) Every building or basement to which this regulation applies shall be provided with at least such number of firefighting and rescue stairways as will ensure that no part of the building (including any basement in the building) or basement is more than 60 m from such a stairway.
- (3) Subject to paragraph (4A), every firefighting and rescue stairway shall be so designed and constructed that—
- (a) no lift other than a fireman's lift is installed in the stairway;
 - (b) not more than 3 fireman's lifts are installed in the stairway;
 - (c) if the roof is accessible by a staircase, the access staircase of the stairway serves the roof;
 - (d) in the event of a fire, firemen may have safe and unobstructed access—
 - (i) to all floors; and
 - (ii) if subparagraph (c) applies, to the roof; and
 - (e) firemen using the stairway are adequately protected from fire and smoke. (*L.N. 136 of 1995*)
- (4) For the purposes of paragraph (1)(a), the height of a building shall be measured in accordance with regulation 23(1).
- (4A) A fireman's lift in a firefighting and rescue stairway is not required to serve the top floor of a building to which this regulation applies if the Building Authority is satisfied that

there is no practicable alternative to locating the machine room for the lift on that floor. (*L.N. 136 of 1995*)

(5) In this regulation—

access staircase (通道樓梯) has the same meaning as in regulation 41A;

basement (地庫) means any storey of a building below the ground storey and from which any exit route required by or under these regulations is in an upward direction;

cubical extent (體積) has the same meaning as in regulation 41B;

firefighting and rescue stairway (消防和救援樓梯間) means a stairway accommodating an access staircase and a fireman's lift;

fireman's lift (消防員升降機) has the same meaning as in regulation 41B;

ground storey (地面樓層) means the storey in which is situated an entrance from a street to the building and, where a building fronts or abuts on more than one street and due to a difference in street levels there are 2 or more entrances serving different streets and situated in different storeys, means each such storey.

(*L.N. 170 of 1992*)

41D. Emergency vehicular access

- (1) Every building shall be provided with an emergency vehicular access which is so designed and constructed as—
 - (a) to allow safe and unobstructed access of a vehicle of the Fire Services Department to the building; and
 - (b) to provide for the safe operation of such a vehicle, in the event of a fire or other emergency.

- (2) The design and construction of an emergency vehicular access shall be in accordance with such requirements as may be specified by the Building Authority from time to time having regard to the intended use of the building.
- (3) The Building Authority may exempt a building from any or all of such requirements on design and construction if the Building Authority is satisfied that compliance with the requirement or requirements is—
 - (a) impracticable having regard to the topographical features of the area on which the building is situated; or
 - (b) unwarranted on the ground that the purpose for which the building is to be used constitutes a low fire risk.
- (4) A building in respect of which an exemption under paragraph (3) is in force shall comply with such other fire safety measures as may be specified by the Building Authority for the purpose of ensuring that the safety of the building would not be prejudiced by the exemption.

(15 of 2004 s. 60)

42. Landings, lobbies and passages

The minimum dimension of every landing, lobby or passage shall not be less than the width of the staircase to which it leads.

43. Distance from staircase

Every part of any building intended for habitation or of any school or of any building used as a place of public assembly shall be not more than 24 m from a staircase, passage or other normal means of egress.

(L.N. 294 of 1976)

44. Revolving doors and turnstiles

Building (Planning) Regulations

Part V

5-20

Regulation 44

Cap. 123F

- (1) Where revolving doors or turnstiles are used an alternative means of exit shall be provided in close proximity.
 - (2) In any place of public assembly turnstiles, if used, shall be kept clear of the line of exit.
-

Part VI

Domestic Buildings

(Format changes—E.R. 5 of 2020)

45. Kitchens

- (1) Every domestic building, and unless exempted by the Building Authority any part of a domestic building which is intended to be separately let for dwelling purposes, shall be provided with kitchen accommodation.
- (2) The internal surface of every kitchen to a height of at least 1.2 m from floor level shall be faced with tiles or rendered in cement mortar, not less than 12.5 mm in thickness, or other non-absorbent material. (*L.N. 294 of 1976*)
- (3) Every kitchen shall be provided with a—
 - (a) properly constructed fireplace or cooking slab unless the cooking is to be done by gas, oil or electricity;
 - (b) sink and fittings for the supply of water.

46. Tenement house

- (1) No tenement house shall be erected with a depth from the front main wall or, if any balcony is projected from the front main wall, from the front of every such balcony to the nearest rear main wall exceeding 10 m unless exempted by the Building Authority. (*L.N. 33 of 1966*)
- (2) (a) Save where exempted by the Building Authority, every storey of every tenement house shall be provided with a window in such rear main wall of such storey.
(b) Such window shall be so constructed that—

-
- (i) the aggregate superficial area of the glass in the window is at least 1.5 m^2 ;
 - (ii) the window can, to an extent of at least 1.5 m^2 , be opened into the open air in such a manner that the top of the opening is at least 2 m above the level of the floor. (*G.N.A. 83 of 1959*)
- (3) No windows required under these regulations in any tenement house shall be obstructed by the erection of any structure either inside or outside the building.
- (4) (a) The internal area of every kitchen in a tenement house shall be—
- (i) not less than 3.75 m^2 where the total area of the domestic premises of which such kitchen forms part, does not exceed 45 m^2 ;
 - (ii) not less than 4.5 m^2 where the total area of the domestic premises of which such kitchen forms part, exceeds 45 m^2 but does not exceed 70 m^2 ;
 - (iii) not less than 5.5 m^2 where the total area of the domestic premises of which such kitchen forms part, exceeds 70 m^2 .
- (b) In no case shall the smaller dimension of such kitchen be less than 1.5 m.
- (5) For the purpose of these regulations a tenement house means any building in the domestic part of which any living room is intended or adapted for the use of more than one tenant or sub-tenant. In this regulation ***living room*** (起居室) means any room intended or adapted as a place for cooking or sleeping.

(*L.N. 294 of 1976*)

47. Building abutting on retaining wall

- (1) No domestic building shall be erected against a retaining wall

which exceeds 4.5 m in height. (*L.N. 294 of 1976*)

- (2) A space not less than 1.5 m in width shall be left between any domestic building and the bottom of any retaining wall exceeding 4.5 m in height. (*L.N. 294 of 1976*)
- (3) For the purposes of this regulation a massive rock face shall be deemed to be a retaining wall.

48. Retaining wall forming part of a building

Any retaining wall, which forms part of any domestic building shall, subject to the provisions of regulation 27—

- (a) be properly waterproofed to prevent dampness in the building;
- (b) be properly insulated to prevent condensation on the internal face of any room intended for habitation within the building.

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

- (1) No building used or designed for domestic purposes or intended for habitation shall also be used—
 - (a) for the manufacture of any dangerous goods within the meaning of the Dangerous Goods Ordinance (Cap. 295); or
 - (b) for the storage of any such dangerous goods to which section 6 of that Ordinance applies; or
 - (c) as a motor repair shop; or
 - (d) as a vulcanizing shop; or
 - (e) for automobile or carriage painting; or
 - (f) as a paint shop where paint or varnish is manufactured or mixed; or

(g) for dry-cleaning, (*L.N. 170 of 1992*)

unless exempted by the Building Authority, who may prescribe such structural and other requirements as in his opinion are necessary.

- (2) Notwithstanding the provisions of paragraph (1), where a building is used for any of the purposes specified in subparagraphs (a) to (g) thereof, any part of such building, not exceeding 50 m² in area, may be used as a residence for a caretaker or other person employed in connexion with the maintenance of or provision of services for such building. (*L.N. 294 of 1976*)

(*L.N. 54 of 1969; L.N. 170 of 1992*)

Part VIA

Places of Public Entertainment

(Part VIA added L.N. 194 of 1996)

(Format changes—E.R. 1 of 2012)

49A. Situation of a place of public entertainment

A place of public entertainment shall not be situated in a building which is used for any purposes other than those of such place of public entertainment.

49B. Cinemas

- (1) Notwithstanding regulation 49A but subject to paragraphs (2), (3), (4) and (5), a cinema may be situated in a building which is used for any purposes other than those of such cinema.
- (2) A cinema shall be situated in a non-domestic building or the non-domestic part of a composite building.
- (3) Where a cinema or cinemas is or are situated in a building which is used for any purposes other than those of such cinema or cinemas, the accommodation provided shall not—
 - (a) in case there is only 1 cinema so situated, be more than that required to accommodate 2 000 persons;
 - (b) in case there are 2 or more cinemas so situated, be in the aggregate more than that required to accommodate 2 000 persons.
- (4) (a) A cinema shall not be situated in a building in, or in any part of, which any of the operations mentioned in subparagraph (c) is for the time being carried on.
(b) Any of the operations mentioned in subparagraph (c) shall not be carried on in a building or in any part of

a building in which a cinema is for the time being situated.

(c) The operations referred to in subparagraphs (a) and (b) are—

- (i) a motor vehicle repair workshop;
- (ii) a petrol filling station;
- (iii) a godown or warehouse;
- (iv) a factory or an industrial undertaking;
- (v) a school;
- (vi) a child care centre; (*12 of 2011 s. 27*)
- (vii) a home for elderly persons; or (*12 of 2011 s. 27*)
- (viii) a home for persons with disabilities. (*12 of 2011 s. 27*)

(5) (a) A cinema may share all or any of the facilities mentioned in subparagraph (b) with any other cinema or other place of public entertainment situated in the same building if, and only if, each such facility which is so shared is provided to the satisfaction of the Building Authority.

(b) The facilities referred to in subparagraph (a) are a means of escape, an entrance, a foyer and a waiting space.

(6) In this regulation—

home for elderly persons (安老院) means a residential care home as defined by section 2(1) of the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459); (*12 of 2023 s. 110*)

home for persons with disabilities (殘疾人士院舍) means a residential care home for PWDs as defined by section 2(1) of the Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613). (*12 of 2011 s. 27; 12 of 2023 s. 110*)

49C. Domestic accommodation

Domestic accommodation, namely accommodation constructed, intended or used for habitation, shall not be provided in a place of public entertainment.

49D. Floors and tiers

Each floor or tier in a place of public entertainment shall be constructed so that it does not have a gradient steeper than 35° to the horizontal and the height between any such floor or tier and the underside of the tier or ceiling above it shall in every part be at least 3 m.

49E. Waiting accommodation

Adequate and suitable accommodation shall be provided in a place of public entertainment for persons awaiting admission to a public entertainment.

Part VII

Temporary Buildings

(Format changes—E.R. 5 of 2020)

50. Definition of temporary buildings and short lived materials

- (1) (a) In these regulations temporary buildings shall mean any building for which a permit is issued on a temporary basis and is—
 - (i) required only for a short time;
 - (ii) constructed of short lived materials; or
 - (iii) constructed as a contractor's shed required in connexion with the erection of permanent buildings.
 - (b) The Building Authority may, in his discretion, include any building constructed on land held on licence.
- (2) Short lived materials mean any building materials which are, in the absence of special care, liable to rapid deterioration or are otherwise unsuitable for use in the construction of permanent buildings—
 - (a) so far as they are used wholly or principally for the construction of the weather-resisting part of a roof or external wall of a building—
 - (i) tongued and grooved boarding fixed horizontally, and any boarding less than 16 mm in thickness, or in the case of feather edge boarding less than 16 mm in thickness at the thicker edge of the board;
(L.N. 294 of 1976)

- (ii) sheets of fibre building board (except super hard-board as defined in British Standard Specification 1142:1953), wood chip board or compressed straw;
- (iii) wood-wool building slabs;
- (iv) plywood, except plywood suitable for external use;
- (v) plaster board;
- (vi) fibrous plaster;
- (vii) lime or gypsum plaster on wood or metal lath;
- (viii) cement plaster not exceeding 40 mm in thickness on wood or metal lath; (*L.N. 294 of 1976*)
- (ix) sheet iron or steel which is not galvanized, painted or otherwise protected by a bituminous or other not less suitable coating;
- (x) organic-based felt; (*L.N. 439 of 1990*)
- (xi) canvas or cloth;
- (xii) palm leaves or matting;
- (b) unprotected softwood boarding, so far as it is used wholly or principally for the construction of the weather-resisting part of the roof of a building;
- (c) any other combustible material.

51. Application to be made

- (1) On receipt of an application, in the specified form, from a building owner together with such plans as the Building Authority may require, he may permit in writing the erection of a temporary building. (*G.N.A. 83 of 1959; L.N. 350 of 1993*)
- (2) A permit issued under this regulation may specify the period for which such temporary building may exist, and such other conditions as the Building Authority may deem necessary.

52. Siting to temporary building

- (1) No temporary building constructed of readily combustible materials shall be erected within 3 m of—
 - (a) any other building; or
 - (b) the boundary of the site within which it is located.
- (2) Such space of 3 m shall be kept clear.

(L.N. 294 of 1976)

53. Contractor's sheds

- (1) Notwithstanding regulation 51, every contractor shall—
 - (a) submit an application, in the specified form, to the Building Authority for permission to erect contractor's sheds (other than sheds in contractors yards) during the execution of building works; *(L.N. 350 of 1993)*
 - (b) supply information regarding the situation, dimensions, construction, the length of time for which such contractor's sheds are required and their intended use; and if intended for habitation, the number of persons to be accommodated shall be stated.
- (2) A permit issued by the Building Authority upon application made under paragraph (1) may specify the period for which such contractor's sheds may exist, and such other conditions as the Building Authority may deem necessary. *(L.N. 350 of 1993)*
- (3) The floor of every contractor's shed which is intended for habitation, shall be properly concreted or raised at least 1 m above ground level. *(L.N. 294 of 1976)*

54. Kitchens, latrines and drainage required

Every contractor carrying out building works shall provide—

- (a) adequate kitchens and latrines for the use of the workmen employed on such works; and
- (b) for the disposal of drainage, which shall be into a public drain or sewer where the same exists on or near a site.

55. Live wire or cable to be made safe

Where any contractor's shed is erected near to any live wire or cable, the contractor shall arrange with the owners of such wire or cable, to take the necessary precautions to render safe such wire or cable.

56. Building Authority may erect sheds

- (1) Where any contractor fails to comply with any provision of regulations 53 to 55 or any condition that may be specified in a permit issued to him under regulation 53(2) or causes damage to Government property in the erection and maintenance of such contractor's sheds, the Building Authority may cause to be carried out such work as he may deem necessary to ensure such compliance and may make good any such damage. (*L.N. 350 of 1993*)
- (2) The Building Authority may recover the cost of such work from the contractor.

57. Deposit of security

The Building Authority may require any contractor, to whom a permit is issued to erect temporary sheds, to make a deposit in the Treasury of a sum not exceeding \$500 in respect of each shed as security for the fulfilment of all obligations of the permittee. The amount of the deposit shall be fixed by the Building Authority who shall consider the circumstances of each particular case.

58. Cancellation of permit

Building (Planning) Regulations

Part VII

7-10

Regulation 58

Cap. 123F

The Building Authority may cancel any permit to erect a temporary building if the permittee—

- (a) contravenes any of these regulations; or
 - (b) fails to maintain the building in a satisfactory manner.
-

Part VIII

(Repealed 11 of 1995 s. 22)

59-63. *(Repealed 11 of 1995 s. 22)*

Part IX

Hoardings, Covered Walkways and Gantryes

(Format changes—E.R. 5 of 2020)

64. Plans of hoardings, etc. to be submitted

- (1) Every building owner who intends to—
 - (a) erect, alter, or demolish any building; or
 - (b) carry out any excavations,shall submit to the Building Authority plans of such hoardings, covered walkways and gantries as may be necessary for the safety and convenience of passers-by in the street, occupiers of adjoining premises, or any workmen employed on the work.
- (2) Such plans shall be accompanied by an application in the specified form, for a permit to erect such hoardings, covered walkways and gantries. (*G.N.A. 83 of 1959; G.N.A. 75 of 1962; L.N. 350 of 1993*)

65. Form of permit and power of Building Authority to make requirements

- (1) The Building Authority may upon application issue a permit to erect hoardings, covered walkways or gantries and may specify in the permit the period for which such hoardings, covered walkways or gantries may exist, and such other conditions as he may deem necessary.
- (2) If the permittee of such a permit fails to comply with any of these regulations or any of the conditions specified in the permit, the permit may be cancelled.

(L.N. 350 of 1993)

66. Maintenance of hoardings, etc.

- (1) Every building owner shall erect hoardings, covered walkways and gantries in accordance with the permit issued under regulation 65 prior to the commencement of the building works specified in regulation 64, and shall maintain such hoardings, covered walkways and gantries in good repair during the continuance of the permit.
- (2) Except on isolated sites, all hoardings, unless exempted by the Building Authority, shall be close boarded.
- (3) No hoarding, covered walkway, gantry or building materials shall obstruct any drainage channel.
- (4) No advertisement other than a description of the building and the names of any persons concerned in its construction shall be displayed on any such hoarding or covered walkway.

(G.N.A. 83 of 1959; G.N.A. 75 of 1962)

67. Liability of permittee

- (1) Where any building owner fails to comply with any requirement made, pursuant to the provisions of regulation 65, by the Building Authority or with the provisions of regulation 66 or causes any damage to Government property in the erection or maintenance of such hoardings, covered walkways and gantries, the Building Authority may cause to be erected and maintained such hoardings, covered walkways and gantries as he may deem necessary and may carry out any work necessary to secure compliance with any requirement made pursuant to regulation 65, and may make good any such damage. *(G.N.A. 83 of 1959; G.N.A. 75 of 1962)*
- (2) The Building Authority may recover the cost of such work from the building owner.

68. Live wire or cable to be made safe

Where any hoarding, covered walkway or gantry is erected near to any live wire or cable, the permittee shall arrange with the owners of such wire or cable, to take the necessary precautions to render safe such wire or cable.

(G.N.A. 83 of 1959; G.N.A. 75 of 1962)

69. Deposit of security

The Building Authority may require any person, to whom a permit is issued to erect any hoarding, covered walkway or gantry in, over or upon Government land, to make a deposit in the Treasury of a sum not exceeding \$500 as security for the fulfilment of all obligations of the permittee. The amount of the deposit shall be fixed by the Building Authority who shall consider the circumstances of each particular case.

(G.N.A. 83 of 1959; G.N.A. 75 of 1962; 29 of 1998 s. 28)

70. Cancellation of permit

The Building Authority may in the public interest cancel any permit to erect and require the removal of any hoarding, covered walkway or gantry even if the permittee has fulfilled all his obligations.

(G.N.A. 83 of 1959; G.N.A. 75 of 1962)

Part X

Miscellaneous

(Format changes—E.R. 5 of 2020)

71. Power of Building Authority to permit windows, etc. to face or ventilate into unenclosed verandah, etc.

- (1) Where, by any of these regulations, any window or vent or any other part of any building is required to face or to ventilate, directly or otherwise, into the external air or into the open air or any aperture or airshaft is required to communicate with the open air, the Building Authority may, subject to the provisions of paragraph (2), where he thinks fit, permit such window, vent or other part of any building, as the case may be, to face or to ventilate into, or such aperture or airshaft to communicate with, an unenclosed verandah or balcony or any other unenclosed place.
- (2) The Building Authority shall not give his permission under this regulation unless he is satisfied that to do so will not be to the prejudice of the standards of lighting or ventilation laid down by these regulations or the health of the occupiers of the building.
- (3) Where he gives his permission under this regulation, the Building Authority may, upon giving his approval of the plans of the building works, impose such conditions as he considers necessary.

(G.N.A. 83 of 1959)

72. Buildings to be planned for use by persons with a disability

- (1) Subject to paragraphs (3) and (4) and notwithstanding any other provisions (other than the provisions under this

regulation) in these regulations, where a building is one to which persons with a disability have, or may reasonably be expected to have, access, that building shall be designed to the satisfaction of the Building Authority in such a manner as will facilitate the access to, and use of, that building and its facilities by persons with a disability. (*L.N. 239 of 1997*)

- (2) A building shall be deemed to be designed in accordance with paragraph (1) if its design complies with the requirements set out in Part 2 of the Third Schedule. (*L.N. 124 of 2008*)
- (3) The provisions of this regulation shall apply to the categories of buildings specified in the first column of Part 4 of the Third Schedule only to the extent specified in the second column thereof. (*L.N. 124 of 2008*)
- (4) The provisions of this regulation shall not apply to—
 - (a) buildings of 13 m or less in height above ground level which are used, or intended to be used, for occupation by a single family; or
 - (b) temporary buildings or contractor's sheds referred to in Part VII. (*L.N. 239 of 1997*)

(*L.N. 365 of 1984*)

First Schedule

[regs. 18A, 20 & 21]

(L.N. 110 of 2005)

(Format changes—E.R. 5 of 2020)

Percentage Site Coverages and Plot Ratios

Height of building in metres	Domestic buildings						Non-domestic buildings					
	Percentage site coverage			Plot ratio			Percentage site coverage			Plot ratio		
	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
Not exceeding 15 m	66.6	75	80	3.3	3.75	4.0	100	100	100	5	5	5
Over 15 m but not exceeding 18 m	60	67	72	3.6	4.0	4.3	97.5	97.5	97.5	5.8	5.8	5.8
Over 18 m but not exceeding 21 m	56	62	67	3.9	4.3	4.7	95	95	95	6.7	6.7	6.7
Over 21 m but not exceeding 24 m	52	58	63	4.2	4.6	5.0	92	92	92	7.4	7.4	7.4
Over 24 m but not exceeding 27 m	49	55	59	4.4	4.9	5.3	89	90	90	8.0	8.1	8.1
Over 27 m but not exceeding 30 m	46	52	55	4.6	5.2	5.5	85	87	88	8.5	8.7	8.8
Over 30 m but not exceeding 36 m	42	47.5	50	5.0	5.7	6.0	80	82.5	85	9.5	9.9	10.2
Over 36 m but not exceeding 43 m	39	44	47	5.4	6.1	6.5	75	77.5	80	10.5	10.8	11.2
Over 43 m but not exceeding 49 m	37	41	44	5.9	6.5	7.0	69	72.5	75	11.0	11.6	12.0
Over 49 m but not exceeding 55 m	35	39	42	6.3	7.0	7.5	64	67.5	70	11.5	12.1	12.6

Building (Planning) Regulations

First Schedule

S1-4

Cap. 123F

Height of building in metres	Domestic buildings						Non-domestic buildings					
	Percentage site coverage			Plot ratio			Percentage site coverage			Plot ratio		
	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
Over 55 m but not exceeding 61 m	34	38	41	6.8	7.6	8.0	60	62.5	65	12.2	12.5	13.0
Over 61 m	33.33	37.5	40	8.0	9.0	10.0	60	62.5	65	15	15	15

(L.N. 294 of 1976)

Second Schedule

[regs. 18A & 25]
(L.N. 110 of 2005)
(Format changes—E.R. 5 of 2020)

Open Space about Domestic Buildings

Item	Class of site	Open space required
1.	Class A site	Not less than one-half of the roofed-over area of the building.
2.	Class B site	Not less than one-third of the roofed-over area of the building.
3.	Class C site	Not less than one-quarter of the roofed-over area of the building. <i>(L.N. 82 of 1963)</i>

(G.N.A. 97 of 1962; E.R. 5 of 2020)

Third Schedule

[reg. 72]

Persons with a Disability

(Format changes—E.R. 5 of 2020)

Part 1

Preliminary

1. Interpretation

For the purposes of this Schedule, unless the context otherwise requires—

access (通道) means any means that enable persons with a disability to approach, enter and leave the building and to use the facilities in the building without assistance or undue difficulties;

accessible (暢通易達), in relation to a site, building or facility or a portion of it, means the site, building, facility or portion—

- (a) can be approached, entered and used conveniently by persons with a disability; and
- (b) complies with this Schedule;

accessible lift (暢通易達升降機) means a lift that complies with the requirements set out in Division 19 of Part 2;

assistive listening system (聆聽輔助系統) means a system that enables sound signs that are amplified in both volume and

signal to be transmitted to persons with hearing impairment without interference from background noise or excessive reverberation;

common areas (公用地方), in relation to a building, means areas open to, and available for the common use and enjoyment of, all occupiers of the building;

door (門) includes one leaf of a pair of double doors;

persons with ambulant disabilities (行動困難的殘疾人士) means persons with ambulant impairment who require the aid of devices such as prostheses, orthoses, sticks or crutches for walking;

required staircase (規定的樓梯) means an access staircase in a firefighting and rescue stairway or a staircase which provides means of escape in case of fire;

tactile guide path (觸覺弓|路帶) means a standardized pattern applied to or built onto walking surfaces through the combined use of tactile directional tiles or blocks, positional tiles or blocks and tactile hazard warning tiles or blocks, as set out in Figure No. 1 and Figure No. 2 in Part 3 of this Schedule, for way finding and orientation for persons with visual impairment;

tactile warning strip (觸覺警示帶) means a standardized pattern applied to or built onto walking surfaces through the use of tactile hazard warning tiles or blocks, as set out in Figure No. 2 in Part 3 of this Schedule, to warn persons with visual impairment of certain construction features;

wheelchair users (坐輪椅人士) means persons who depend on wheelchairs for mobility.

Part 2

Design Requirements

Division 1—Auditorium and Related Facilities

2. Application: Division 1, Part 2

This Division applies to premises with auditorium, including—

- (a) theatres;
- (b) cinemas;
- (c) concert halls;
- (d) sports stadiums;
- (e) games halls;
- (f) lecture halls; and
- (g) conference halls.

3. Interpretation: Division 1, Part 2

In this Division, *relevant activity* (有關活動) means the activity for the purpose of which the audience in the premises attend the premises.

4. Wheelchair spaces

- (1) On any premises with an auditorium with not more than

800 fixed seats at spectator level, not less than 4 wheelchair spaces shall be provided at spectator level. (*L.N. 205 of 2008*)

- (2) On any premises with an auditorium with more than 800 fixed seats at spectator level, not less than 2 wheelchair spaces shall be provided at spectator level for every 400 fixed seats or any part thereof. (*L.N. 205 of 2008*)
- (3) A wheelchair space shall be adjacent to at least one other wheelchair space.
- (4) Wheelchair spaces shall be adjacent to fixed seats.
- (5) A wheelchair space shall have unobstructed view of the spot at which the relevant activity takes place.
- (6) The side of a wheelchair space facing the spot at which the relevant activity takes place shall be not less than 800 mm and the other side shall be not less than 1 300 mm.
- (7) A passage leading to a wheelchair space from an accessible entrance of an auditorium shall be not less than 1 500 mm in width.
- (8) Nothing in this section prohibits the installation of readily removable seats in the wheelchair spaces when the spaces are not occupied by wheelchair users.

5. Access for wheelchair users

On premises to which this Division applies—

- (a) the auditorium, the stage, backstage facilities, changing rooms, rehearsal rooms, dressing rooms, rest rooms, toilets and shower rooms shall be accessible to wheelchair users; and
- (b) an access connecting any 2 or more of them shall be an accessible route for wheelchair users.

6. Braille and tactile fire exit maps and tactile warning strips

- (1) Braille and tactile fire exit maps shall be provided at all entrances to an auditorium.
- (2) Tactile warning strips shall be provided at the top and bottom ends of the staircases leading to the stage.

Division 2—Hotels, Hostels and Guesthouses

7. Guest rooms

- (1) For the purposes of this section, *an accessible guest room* (暢通易達客房) means a room—
 - (a) that is at an accessible location; and
 - (b) in which all sleeping, bathing and sanitary facilities are accessible.
- (2) Two accessible guest rooms shall be provided for every 100 guest rooms or part thereof in every hotel, hostel or guesthouse.

Division 3—Carparks

8. Ratio of accessible parking spaces

- (1) Accessible parking spaces shall be provided in every carpark.
- (2) The number of accessible parking spaces provided under subsection (1) shall conform to the table below.

Table

Total number of parking spaces	Minimum number of accessible parking spaces
1 - 50	1
51 - 150	2
151 - 250	3
251 - 350	4
351 - 450	5
Above 450	6

9. Requirements for accessible parking spaces

- (1) An accessible route between the accessible parking spaces and the lobby with an accessible lift or entrance shall be provided.
- (2) Subject to subsection (3), an accessible parking space shall be not less than 3 500 mm in width.
- (3) Where a loading or unloading area which complies with subsection (4) is provided between 2 accessible parking spaces, such parking spaces shall be not less than 2 500 mm in width.
- (4) For the purposes of subsection (3), a loading or unloading area shall—
 - (a) be not less than 1 200 mm in width; and
 - (b) be marked with yellow hatched markings.

10. Marking requirements for accessible parking spaces

The floor of an accessible parking space shall be legibly marked with—

- (a) a number assigned to the parking space; and
- (b) the international symbol of accessibility as set out in Figure No. 3 in Part 3 of this Schedule, the size of which shall be not less than 1 500 mm × 1 500 mm.

Division 4—Access Route

11. Provision of access route

- (1) Subject to subsection (2), an access route shall be provided from a prominent point on the lot boundary, which is accessible to a public street or pedestrian way, directly—
 - (a) to—
 - (i) an entrance which is commonly used by the public; or
 - (ii) a point adjacent to an entrance which is commonly used by the public; and
 - (b) to an accessible lift.
- (2) Subsection (1) does not apply if providing an accessible entrance which is commonly used by the public at a prominent point on the lot boundary is impracticable because of difficult terrain or unusual characteristics of the site.
- (3) Where—
 - (a) subsection (1) does not apply by virtue of subsection (2); or
 - (b) the main entrance is not an accessible entrance, a vehicular access route to the building shall be provided and adequate directional signs shall be posted at a conspicuous

location of the main entrance to show clearly the location of, and the route to, an accessible entrance.

12. Requirements for access route

- (1) The clear width of an access route shall be not less than 1 050 mm.
- (2) An access route shall be free from—
 - (a) any object or feature which impedes the passage of a wheelchair; and
 - (b) any other form of barrier which will prevent access by persons with a disability,
except those objects, features or forms of barrier that comply with this Schedule.
- (3) The surface of an access route shall be firm.

13. Tactile guide path

- (1) This section applies to access routes provided for buildings specified in items 1, 4, 5, 7, 10, 11 and 13 in the table in Division 21.
- (2) An access route shall be provided with a tactile guide path arranged in conformity to Figure No. 4 in Part 3 of this Schedule.

Division 5—Ramps

14. Ramps to be provided

Ramps shall be provided at all changes in level other than those

served by an accessible lift or accessible lifting mechanism accommodating the specific requirements of persons with a disability.

15. Width of ramps

Ramps shall be not less than 1 050 mm in width.

16. Landing

- (1) A clear level space of not less than 1 500 mm in width and in depth shall be provided at the head and foot of every ramp.
- (2) Door swings and similar objects shall not be allowed to swing into such landing space.

17. Running slope and length

No ramp shall be steeper than 1 in 12 gradient except a single minor rise that conforms to the measurements set out in the table below.

Table

Maximum slope	Maximum Length	Maximum rise
1:10 i.e., 10%	1 500 mm	150 mm
1:8 i.e., 12.5%	600 mm	75 mm

18. Requirements for ramps

- (1) Subject to subsection (2), where the gradient of a ramp is 1 in

20 or steeper, the ramp shall be provided—

- (a) with a landing of not less than 1 200 mm in length for each 10 m length of horizontal run or part thereof;
 - (b) on both sides with handrails that comply with Division 8; and
 - (c) with tactile warning strips arranged in conformity to Figure No. 5 in Part 3 of this Schedule at the head, foot and landings.
- (2) Subsection (1) does not apply to—
- (a) a ramp access to lift; or
 - (b) a ramp less than 300 mm in length.

19. Protection and surface

- (1) Any ramp—
- (a) with a rise greater than 200 mm; and
 - (b) leading down towards an area where there may be vehicular traffic,
- shall have a railing or barrier at a distance of not less than 1 500 mm from the foot of the ramp across the full width of the lower end of the ramp.
- (2) On the surface of a ramp, raised traction strips shall be avoided.
- (3) A kerb of not less than 100 mm in height, or a rail 200 mm above ramp level, shall be provided on both sides to prevent a wheelchair from slipping over the edge.
- (4) There shall be no appliances, fixtures or fittings projecting beyond 90 mm from the surface of any wall adjacent to a ramp below a level of 2 000 mm above the ramp level

unless such appliances, fixtures or fittings are unavoidable on reasonable ground.

- (5) Appliances, fixtures and fittings that are unavoidable on reasonable ground shall be—
 - (a) extended downwards to the ramp level; or
 - (b) guided by tactile flooring materials.
- (6) The floor and wall along ramps shall be in contrasting colours.

Division 6—Dropped Kerbs

20. General provision: dropped kerbs

- (1) A dropped kerb in the form of a ramp shall be provided at a pedestrian crossing and at each end of a footpath of a private street or access road to accommodate the change in level towards a vehicular area.
- (2) A kerb separating a footpath or ramp from a vehicular area shall also be in the form of a dropped kerb.

21. Requirements for dropped kerbs

Dropped kerbs shall be—

- (a) not less than 1 200 mm in length and 1 200 mm in width;
- (b) provided with a clearance not less than 800 mm in length at the back of the footway;
- (c) ramped at a gradient not steeper than 1 in 10;
- (d) at a level difference of not more than 15 mm with the vehicular areas;

- (e) provided with a tactile warning strip at 300 mm from the vehicular areas; and
- (f) provided with a tactile warning strip of a nominal width of 600 mm at the ramp.

22. Location of dropped kerbs

A dropped kerb shall be so located as to enable users to have an unobstructed view of traffic approaching from any direction.

23. Surface of dropped kerbs

On the surface of a dropped kerb, raised traction strips shall be avoided.

Division 7—Steps and Staircases

24. Application: Division 7, Part 2

This Division applies only to the required staircases and the main circulation staircase in the common areas of a building.

25. Dimension and orientation of staircase

- (1) A tread of a step in a staircase shall be—
 - (a) (in the case of internal staircases) not less than 225 mm in width measured from the face of one riser to the face of the next riser; or
 - (b) (in the case of external staircases) not less than 280 mm in width measured from the face of one riser to the face of the next riser.

- (2) A tread shall be provided with a non-slip nosing which is not a projecting nosing.
- (3) A nosing and the tread shall be in contrasting colours.
- (4) A tread and the adjacent wall shall be in contrasting colours.
- (5) A riser of a step in a staircase shall be—
 - (a) (in the case of internal staircases) not more than 175 mm in height; or
 - (b) (in the case of external staircases) not more than 160 mm in height.
- (6) A riser shall be built with—
 - (a) a vertical face; or
 - (b) a receding face not more than 15 mm from the point perpendicular to the edge of the nosing of the next higher tread.
- (7) A staircase shall be provided on both sides with properly fitted handrails.
- (8) A flight of staircase shall have not more than 16 steps.
- (9) For the purposes of subsection (8), steps between 2 landings shall be regarded as constituting a flight of staircase.

26. Tactile warning strip for staircase

- (1) Tactile warning strips arranged in conformity to Figure No. 6 in Part 3 of this Schedule shall be provided at—
 - (a) landings of a staircase; and
 - (b) both the top and bottom ends of a staircase.
- (2) Tactile warning strips provided at landings leading to a floor or landings enclosed by wall, railing or balustrade shall be 300 mm in width.

- (3) Tactile warning strips provided at landings leading to an open space or the entrance or exit of a building shall be 600 mm in width.
- (4) Where tactile warning strips are provided at landings referred to in subsection (3), Braille and tactile information signs shall be provided on the adjacent wall to indicate the presence of an opening.
- (5) Tactile warning strips provided for a staircase with intermediate steps between the two flights shall be arranged in conformity to Figure No. 6 in Part 3 of this Schedule.

27. **Avoidance of projection**

- (1) There shall be no appliances, fixtures or fittings projecting beyond 90 mm from the surface of any wall adjacent to a staircase below a level of 2 000 mm above the treads of the staircase unless such appliances, fixtures or fittings are unavoidable on reasonable ground.
- (2) Appliances, fixtures and fittings that are unavoidable on reasonable ground shall be extended downwards to the level of the treads.

Division 8—Handrails

28. **Dimension and shape of handrail**

- (1) A handrail to ramps and steps shall be fixed not less than 30 mm and not more than 50 mm clear of wall and with a clear height of 70 mm from the top of the bracket to the top of the handrail.

- (2) The top of a handrail shall be at a height of not less than 850 mm and not more than 950 mm above any nosing, floor or landing.
- (3) A handrail shall be—
 - (a) tubular; or
 - (b) in any other shapes that can provide the user a grip similar to that provided by a tubular handrail.
- (4) The external diameter of a handrail shall be not less than 32 mm and not more than 50 mm.
- (5) A handrail shall—
 - (a) extend horizontally not less than 300 mm beyond the first and last nosing of every flight of staircase or beyond the ends of a ramp; and
 - (b) terminate into a closed end, which shall turn down or return fully to end post or wall face and which shall not project into a route of travel.
- (6) Notwithstanding subsection (5)(a), where a door opening is in place, the horizontal extension may be shortened to not less than 100 mm.

29. Loading

- (1) A handrail shall be so installed as to resist a load of not less than 1.3 kN applied vertically or horizontally.
- (2) A handrail shall not be fitted in a manner that allows it to rotate within its fixing fittings.

30. Braille and tactile information

- (1) Braille and tactile information on directional arrows and floor

numbers shall be provided on handrails on every floor to facilitate persons with visual impairment.

- (2) Where directional signs exist on handrails, Braille and tactile information shall also be provided in conformity to Figure No. 6 in Part 3 of this Schedule.

Division 9—Corridors, Lobbies and Paths

31. Manoeuvring space

- (1) A corridor, lobby, path or similar space shall have a clear width of not less than 1 050 mm.
- (2) A space of not less than 1 500 mm in width and in depth shall be provided within 3 500 mm of a corridor, lobby or path where the means of exit for persons with a disability is in one direction only.
- (3) A lobby in a corridor shall be not less than 1 200 mm in length (excluding space for door swings).
- (4) A level area extending not less than 1 200 mm beyond the swings of the doors and not less than 1 500 mm in width shall be provided on both sides of every entrance of a building.
- (5) This section does not apply to lobbies which lead to staircases only.

32. Channel covers

- (1) Covers to channels on footpaths shall be flush with the surface of the footpaths.
- (2) The dimension of any hole in such cover or between such covers shall be not more than 20 mm.

33. **Gratings**

Slots of gratings shall—

- (a) have a width of not more than 13 mm; and
- (b) not be parallel to the pedestrian travel path.

34. **Protrusion**

- (1) There shall be no appliances, fixtures or fittings projecting beyond 90 mm from the surface of any wall adjacent to corridors, lobbies or paths below a level of 2 000 mm above the finished floor level unless such appliances, fixtures or fittings are unavoidable on reasonable ground.
- (2) Appliances, fixtures and fittings that are unavoidable on reasonable ground shall be—
 - (a) extended downwards to the finished floor level; or
 - (b) guided by tactile flooring materials.

35. **Controlled passage**

- (1) In this section, ***controlled passage*** (受管制通道) means—
 - (a) a cashier counter at a shop;
 - (b) a passage through anti-theft device installed at a shop; or
 - (c) a turnstile-controlled passage accessible to the public.
- (2) Subject to subsection (4), a path shall be provided at each controlled passage for the use by wheelchair users.
- (3) A path so provided shall be—
 - (a) not less than 800 mm in width; and

- (b) clearly marked with the international symbol of accessibility as set out in Figure No. 3 in Part 3 of this Schedule.
- (4) Subsection (2) does not apply if an alternative passage for wheelchair users adjacent to the controlled passage is provided.

36. Headroom

- (1) Where a headroom does not exceed 2 000 mm from the finished floor level, a warning guardrail or other barrier shall be provided for detection.
- (2) The leading edge of a warning guardrail or barrier shall be at or below 680 mm above the finished floor level.

Division 10—Doors

37. Application: Division 10, Part 2

This Division applies to doors on accessible routes.

38. Width of doors

A door shall have a clear width of not less than 800 mm between the open door and—

- (a) the opposite jamb; or
- (b) where the door is one leaf of a pair of double doors, the other leaf.

39. Unobstructed area

- (1) An unobstructed area which is—
 - (a) not less than 330 mm in width; and
 - (b) adjacent to the door handle on the leading face of a single door,shall be provided.
- (2) A door which is less than 330 mm from the corner of a room shall be so constructed and installed that it swings from the side nearer to that corner.

40. Double-action self-closing doors

A double-action self-closing door shall have—

- (a) a check mechanism that is designed to prevent the door swinging beyond the closed position; and
- (b) a transparent vision-panel with a bottom edge not more than 1 000 mm above the finished floor level and a top edge not less than 1 500 mm above the finished floor level.

41. Handles

A door handle shall be not less than 950 mm and not more than 1 050 mm above the finished floor level, measured from the top surface of the grip.

42. Door thresholds

A door threshold shall be—

- (a) not more than 20 mm in height; and
- (b) bevelled to facilitate passage of wheelchairs.

43. Door closing devices

- (1) For the purposes of this section, *a door closing device* (關門機掣) includes a door closer, spring hinge and floor hinge.
- (2) A door closing device shall be so designed as to allow the door to be opened with—
 - (a) (in the case of an interior door) a horizontal force of not more than 22 N; or
 - (b) (in the case of an exterior door) a horizontal force of not more than 30 N.
- (3) A door required to have fire resistance period installed along an accessible route shall be so designed as to allow it to be opened with a horizontal force of not more than 30 N.
- (4) A door closer for an interior door shall have a closing period of at least 3 seconds measured from an open position of 70° to a point 75 mm from the closed position measured from the leading edge of the door.

44. Frameless glass doors

- (1) A frameless glass door and the glass panel adjacent to it (if any) shall be prominently marked so as to make them conspicuous.
- (2) At least a portion of the marking shall be placed not less than 900 mm and not more than 1 500 mm above the finished floor level.

45. Automatic main entrance doors

- (1) This section applies to—

- (a) sports stadiums;
 - (b) town halls;
 - (c) civic centres;
 - (d) theatres;
 - (e) museums;
 - (f) public libraries;
 - (g) shopping complexes;
 - (h) sports complexes;
 - (i) public swimming pool complexes;
 - (j) office buildings;
 - (k) hotels; and
 - (l) hospitals.
- (2) An automatic door shall be installed at—
- (a) the only main entrance of a building; or
 - (b) at least one of the main entrances of a building which is commonly used by the public,
- as may be appropriate.

Division 11—Toilets and Water Closet Cubicles

46. Provision of accessible water closet cubicle

- (1) This section does not apply to—
- (a) domestic buildings and domestic parts of composite buildings; or
 - (b) a floor in a building on which no toilet is provided.
- (2) Subject to subsection (3), where the total number of water closet cubicles provided on a floor—

- (a) is 20 or less, at least one accessible water closet cubicle shall be provided on that floor; or
 - (b) exceeds 20, at least 2 accessible water closet cubicles shall be provided on that floor.
- (3) If an accessible water closet cubicle provided on a floor is provided in a toilet with multiple cubicles, subsection (2) has effect as if a reference to a floor in that subsection was a reference to a toilet with multiple cubicles.
- (4) For the purposes of subsection (2), *floor* (樓層) includes a part of a floor designed for access by persons with a disability.

47. Accessible unisex toilet

- (1) Where toilet is provided on a floor, at least one toilet shall be designed as an accessible unisex sanitary facility for use by persons of both sexes.
- (2) An accessible unisex toilet provided under subsection (1) shall be so located that access to it does not necessitate traversing an area reserved for one sex only.

48. Location of accessible water closet cubicle

- (1) An accessible water closet cubicle provided in a toilet with multiple cubicles shall be accessible—
 - (a) through a clear space of not less than 1 500 mm in width and in depth immediately in front of the cubicle; or
 - (b) by direct approach where no turning of the wheelchair is necessary.

- (2) An accessible water closet cubicle that is not provided in a toilet with multiple cubicles shall be accessible directly from a public corridor.

49. Design of accessible water closet cubicle

- (1) The internal area of an accessible water closet cubicle shall be not less than 1 500 mm × 1 750 mm.
- (2) The clear manoeuvring space within an accessible water closet cubicle shall be not less than 1 500 mm × 1 500 mm in area measured at 350 mm above the finished floor level.
- (3) An accessible water closet cubicle shall have in it a water closet—
- (a) at a height of not less than 380 mm and not more than 450 mm, measured to the top of the toilet seat;
 - (b) equipped with a back support such as a seat lid; and
 - (c) the seat of which shall not be spring-actuated.

50. Flushing controls

- (1) This section applies to flushing controls in accessible water closet cubicles.
- (2) A flushing control shall be—
- (a) mounted on the wide side of the cubicle at a height of not less than 600 mm and not more than 1 050 mm above the finished floor level; and
 - (b) hand-operated or automatic.
- (3) A hand-operated flushing control shall—
- (a) be capable of being operated with one hand;

- (b) not require tight grasping, pinching or twisting of the wrist; and
- (c) be able to be operated with a force not greater than 22 N.

51. Wash basins in toilets with accessible water closet cubicle

- (1) This section applies to wash basins in toilets with accessible water closet cubicle.
- (2) A toilet with accessible water closet cubicle shall be provided with a wash basin mounted with the rim at a height of not more than 750 mm above the finished floor level.
- (3) There shall be a clearance of 550 mm from the finished floor level to the bottom of the apron of a wash basin.
- (4) Subject to the approval of the Director of Water Supplies, the tap for a wash basin shall be automatic or of lever control type without spring loading.
- (5) The tap for a wash basin shall—
 - (a) not require tight grasping, pinching or twisting of the wrist; and
 - (b) be able to be operated with a force not greater than 22 N.
- (6) A wash basin shall be capable of carrying a static load of 150 kg.

52. Door of toilets or cubicles

- (1) The door of an accessible water closet cubicle or a toilet with such cubicle shall be—
 - (a) installed with push-type or lever-type handle on both sides of the door; and
 - (b) capable of being easily opened or closed by one hand.

- (2) The door fastening of a door referred to in subsection (1) shall be capable of being released from the outside in the event of an emergency.
- (3) No coin box shall be affixed to the door of an accessible water closet cubicle.

53. Grab rails in cubicles

- (1) Inside an accessible water closet cubicle, there shall be—
 - (a) subject to subsection (2), at least one horizontal grab rail of not less than 600 mm in length and at least one vertical grab rail of not less than 600 mm in length arranged in L-shaped configuration fixed on the wall facing one side of the water closet; and
 - (b) one folding grab rail fixed on the wall at the back of the water closet which can be lowered to provide support on the other side of the water closet.
- (2) The requirement of subsection (1)(a) is to be regarded as being satisfied if an L-shaped grab rail which is not less than 1 200 mm in length is fixed on the wall facing the side of the water closet.
- (3) A folding grab rail shall be so fixed that it is at a height of not less than 725 mm and not more than 750 mm above the finished floor level when lowered from the wall.
- (4) A notice containing simple instructions in English, Chinese and Braille on how to unfold a folding grab rail shall be affixed to the wall on which the rail is fixed.
- (5) There shall be—
 - (a) a horizontal grab rail fixed on the inner surface of the door of an accessible water closet cubicle; and

- (b) a horizontal grab rail fixed on the outer surface of such door.
- (6) A grab rail fixed in compliance with this section shall—
 - (a) be not less than 32 mm and not more than 40 mm in external diameter;
 - (b) be so fixed that a grip space of not less than 30 mm clear of the wall or door surface is left; and
 - (c) not be fitted in a manner that allows it to rotate within its fixing fittings.
- (7) A grab rail referred to in subsection (1) shall be—
 - (a) not less than 600 mm in length; and
 - (b) capable of carrying a static load of 150 kg.

54. Emergency call bell

An emergency call bell that complies with Division 17 shall be provided in an accessible water closet cubicle.

55. Urinals

- (1) If more than one urinal is provided, at least one urinal shall—
 - (a) have a clear levelled space of not less than 800 mm in width and not less than 1 500 mm in depth in front of the urinal; and
 - (b) be wall hung urinal with a front rim at a height of not more than 400 mm above the finished floor level.
- (2) Vertical grab rails shall be fixed on both sides of a urinal referred to in subsection (1) on the wall on which the urinal is mounted for use by persons with ambulant disabilities.

- (3) A grab rail shall—
 - (a) have an external diameter of not less than 32 mm and not more than 40 mm;
 - (b) be not less than 600 mm in length; and
 - (c) be at a height of 1 200 mm above the finished floor level.

Division 12—Bathrooms and Shower Compartments in Accessible Guest Rooms

(L.N. 205 of 2008)

55A. Application: Division 12, Part 2

This Division applies to bathrooms and shower compartments in accessible guest rooms required under section 7.

(L.N. 205 of 2008)

56. Bathtubs in accessible bathrooms

- (1) There shall be a clear floor space of not less than 1 500 mm in width and 800 mm in depth in front of the bathtub in an accessible bathroom.
- (2) A bathtub shall be provided with a seat of not less than 250 mm in width.
- (3) A bathtub shall have a height of not more than 380 mm.

57. Grab rails for bathtub

- (1) A grab rail shall be fixed on the wall along the length of a

bathtub in an accessible bathroom.

- (2) A grab rail shall be—
 - (a) not less than 900 mm in length;
 - (b) fixed horizontally or slanting at an angle not exceeding 20°; and
 - (c) at a height of not less than 150 mm and not more than 300 mm above the rim of the bathtub.
- (3) A vertical grab rail of not less than 600 mm in length shall be fixed on the wall at the plug end of the bathtub adjacent to the clear floor space referred to in section 56(1).
- (4) The lower end of a vertical grab rail referred to in subsection (3) shall be not less than 150 mm and not more than 300 mm above the rim of the bathtub.
- (5) A grab rail referred to in subsection (1) or (3) shall—
 - (a) have an external diameter of not less than 32 mm and not more than 40 mm;
 - (b) be so fixed that a grip space of not less than 30 mm clear of the wall is left; and
 - (c) not be fitted in a manner that allows it to rotate within its fixing fittings.

58. Taps and controls of bathtubs

Taps and other controls of a bathtub in an accessible bathroom shall—

- (a) have lever type handle the length of which shall not be less than 75 mm measured from the centre of rotation to the handle tip;
- (b) be installed at the plug end of the bathtub; and

- (c) be not more than 450 mm above the rim of the bathtub.

59. Shower heads

- (1) A shower head for a bathtub in an accessible bathroom shall be—
 - (a) of the hand-held type;
 - (b) provided with a hose not less than 1 500 mm in length; and
 - (c) provided with a bracket mounted on the wall to allow use in a fixed position.
- (2) Where a shower head is mounted on a vertical bar, the bar shall be—
 - (a) not less than 500 mm in length, with the lower end not less than 450 mm above the finished floor level;
 - (b) so installed that the use of grab rails referred to in section 57 is not obstructed; and
 - (c) capable of carrying a static load of 150 kg.

60. Shower compartments

- (1) An accessible shower compartment shall have internal dimensions of not less than 1 500 mm in width and not less than 900 mm in depth.
- (2) A clear floor space of not less than 1 500 mm × 800 mm with the dimension parallel to the shower entrance being not less than 1 500 mm shall be provided in front of the entrance of the compartment.

61. Grab rails for shower compartments

- (1) A horizontal grab rail not less than 900 mm in length shall be fixed on the wall on which the taps and other controls in an accessible shower compartment are mounted.
- (2) A horizontal grab rail of not less than 750 mm in length shall be fixed on the wall next to the wall referred to in subsection (1).
- (3) The requirements of subsections (1) and (2) can also be satisfied by fixing on the 2 walls referred to in those subsections a horizontal L-shaped grab rail provided that if the 2 sections of the rail were separate rails, they both satisfy the requirements of those subsections.
- (4) A grab rail shall—
 - (a) have an external diameter of not less than 32 mm and not more than 40 mm;
 - (b) be at a height of not less than 700 mm and not more than 800 mm above the finished floor level;
 - (c) have a grip space of not less than 30 mm clear from the wall;
 - (d) not be fitted in a manner that allows it to rotate within its fixed fittings; and
 - (e) be capable of carrying a static load of 150 kg.

62. Thresholds of accessible shower compartments

Thresholds of accessible shower compartments shall—

- (a) be not more than 13 mm in height; and
- (b) have bevelled edges.

63. Shower seats

A shower seat provided in an accessible shower compartment—

- (a) have a rounded edge;
- (b) be self-draining;
- (c) be installed on the wall adjacent to the wall on which the taps and other controls are mounted;
- (d) be not less than 550 mm in width and 400 mm in depth; and
- (e) shall be installed at a height of not less than 430 mm and not more than 480 mm measured from the top of the seat to the finished floor level.

Division 13—Signs

64. International symbol of accessibility

The international symbol of accessibility as set out in Figure No. 3 in Part 3 of this Schedule shall be provided at conspicuous location for the purposes of indicating—

- (a) accessible entrances to the building;
- (b) accessible exits from the building;
- (c) car parking facilities reserved for persons with a disability;
- (d) the location of toilets for persons with a disability;
- (e) usable vertical circulation facilities;
- (f) usable cloakroom facilities; and
- (g) the availability of special services of information or service counters and telephones in the building.

65. Directional signs

Directional arrows and visual information shall be provided at conspicuous locations in conjunction with the international symbol of accessibility to guide persons with a disability to the exact locations of the accessible facilities.

66. Size of signs

- (1) This section applies to signs displayed in compliance with this Division.
- (2) The height of signs displayed on doors shall be not less than 60 mm.
- (3) The height of signs displayed in corridors shall be not less than 110 mm.
- (4) The height of signs displayed at external locations shall be not less than 200 mm.

67. Signs for persons with hearing impairment

The international symbol of access for hearing loss as set out in Figure No. 7 in Part 3 of this Schedule shall be provided if there is an assistive listening system provided for persons with hearing impairment.

68. Braille and tactile signs

- (1) Braille and tactile signs shall be fixed on adjacent walls or doors of a public toilet to indicate whether the toilet is for male, female or unisex.

- (2) Such signs shall be placed at a height of not less than 900 mm and not more than 1 500 mm above the finished floor level.
- (3) If a public toilet has no door, such signs shall be fixed on the toilet front wall.
- (4) A Braille and tactile fire exit map shall be provided directly above the call button of the accessible lift in the lobby of that lift in a building if a fire exit map for the use of the public is provided.
- (5) Such map shall be placed at a height of not less than 800 mm and not more than 1 200 mm above the finished floor level.

Division 14—Special Design Requirements to Assist Persons with Visual or Hearing Impairment

69. Special design requirements to assist persons with visual or hearing impairment

- (1) This section applies to any part of a building used for the purposes as specified in Division 21.
- (2) If a floor plan for the use of the public is provided, Braille and tactile floor plan showing the main entrance, public toilet and major common facilities shall be provided in a place in that building which is conspicuous to persons with visual impairment.
- (3) Tactile guide path shall be installed—
 - (a) from a point of access at the lot boundary to the main entrance of the building; and
 - (b) from the main entrance to—
 - (i) lift zone;

- (ii) the nearest accessible toilet;
 - (iii) the nearest public information or service counter;
 - (iv) the nearest Braille and tactile floor plan; and
 - (v) the nearest staircase.
- (4) If a visual display board is provided, it shall be able to display the essence of the information broadcasted by the public address system in the building, if any.

Division 15—Public Information or Service Counters

70. Provision of public information or service counters

- (1) There shall be public information or service counters in buildings specified in Division 21.
- (2) In every building there shall be—
 - (a) at least one public information or service counter built with a portion not more than 750 mm in height above the finished floor level and not less than 750 mm in width to assist wheelchair users; and
 - (b) at least one public information or service counter provided with an assistive listening system where the surrounding environment is noisy or where a screen is installed at the counter.

71. Design of counters

- (1) A public information or service counter shall be accessible and easily identifiable from the building entrance by persons with a disability.
- (2) Leg space of—

- (a) not less than 400 mm and not more than 600 mm in depth; and
- (b) not less than 680 mm in height above the finished floor level,

shall be provided at a public information or service counter.

Division 16—Illumination

72. General illumination level

- (1) The ground floor entrance lobby and the lifts in a building shall, when they are reasonably expected to be used by the public during the period of normal use or occupation or when required, have illumination level of not less than 120 lux measured at the finished floor level at the centre point of the lobby or lift, as the case may be.
- (2) The lift lobby of a floor other than the ground floor of a building shall, when it is reasonably expected to be used by the public during the period of normal use or occupation or when required, have illumination level of not less than 85 lux measured at the finished floor level at the centre point of the lobby.
- (3) The corridors, accessible paths and staircases in a building shall, when they are reasonably expected to be used by the public during the period of normal use or occupation or when required, have illumination level of not less than 85 lux measured at the finished floor level along the centre line of the corridor, path or staircase, as the case may be.

73. Illumination level for signs

Signs provided in compliance with Division 13 shall have

illumination level on the sign surface of not less than 120 lux.

74. Means of provision of illumination

The illumination may be provided through automatic or manual switching devices.

Division 17—Emergency Call Bells in Accessible Toilets

75. Emergency call bells in accessible toilets

- (1) An emergency call bell shall be installed for every accessible water closet cubicle required under Division 11.
- (2) An emergency call bell when activated shall emit audible or visible alarm signal which shall be readily noticeable for summoning assistance for the people in the accessible toilet.
- (3) Subject to subsection (4), an alarm of an emergency call bell shall be installed outside the accessible toilet.
- (4) Subsection (3) does not apply if a buzzer which emits audible signal when the emergency call bell is activated is fitted in the caretaker's office in the building.

76. Push button for emergency call bell

- (1) An emergency call bell required under section 75(1) shall be equipped with a waterproof push button for activating the alarm.
- (2) The push button shall be installed below the vertical grab rail inside the water closet cubicle adjacent to the water closet at a height of not less than 600 mm and not more than 650 mm above the finished floor level.

- (3) A notice containing the words “Emergency Call”, the characters “緊急召援” and Braille to the like effect shall be fitted next to the push button.

Division 18—Assistive Listening System

77. Assistive listening system

An assistive listening system (such as an induction loop system or an infra-red system) shall be provided in—

- (a) at least one of the public information or service counters, if any, in any building belonging to the categories of buildings set out in Division 21; and
- (b) the hall and auditorium, if any, of such a building.

Division 19—Lifts

78. Special requirements for accessible lifts

- (1) Subject to subsection (2), every floor of a building shall be accessible by at least one passenger lift which—
 - (a) has internal car dimensions of not less than 1 100 mm in width and not less than 1 200 mm in depth;
 - (b) has a clear entrance of not less than 850 mm in width; and
 - (c) is fitted with handrails—
 - (i) which extends to within 150 mm of the corners at the rear and sides of the car;

- (ii) the top of the gripping surface of which is at a height of not less than 850 mm and not more than 950 mm above the finished floor level; and
 - (iii) which is so fitted that a space of not less than 30 mm and not more than 50 mm is left between the handrails and wall.
- (2) Where there are more than 3 lifts in a building, access shall be provided to every floor by at least one lift which—
- (a) has internal car dimensions of not less than 1 500 mm × 1 400 mm (in either width or depth); and
 - (b) has a clear entrance of not less than 850 mm in width.

79. Lift doors

- (1) Lift car doors and landing doors shall be of the horizontally sliding type, power-operated and automatically controlled.
- (2) An audible signal shall be provided to signify the closing of the doors to alert persons.
- (3) A detection device shall be provided to re-open the lift doors if the closing lift doors hit any obstacle.
- (4) Such detection device shall be positioned at not less than 500 mm and not more than 600 mm above the floor of the lift car.

80. Lift control buttons

- (1) The—
- (a) floor numbering buttons;
 - (b) emergency call bell push buttons; and
 - (c) door opening push buttons,

in a lift car shall be not less than 900 mm and not more than 1 200 mm above the floor of the car.

- (2) The lift call buttons at a lift lobby shall be not less than 900 mm and not more than 1 200 mm above the finished floor level of the lobby.
- (3) Subsections (1) and (2) do not apply to secondary control panels for over-spilled floor numbering buttons.
- (4) All buttons referred to in subsections (1) and (2) shall have a dimension of not less than 20 mm.
- (5) Braille and tactile markings shall be placed—
 - (a) on the buttons referred to in subsections (1) and (2); or
 - (b) to the left of such buttons.
- (6) The Braille and tactile markings shall—
 - (a) have a dimension of not less than 15 mm in height; and
 - (b) be raised not less than 1 mm.
- (7) The tactile markings for push buttons for the main entrance floor shall be identified with a symbol in a star shape.
- (8) An emergency call bell push button shall be identified with a symbol in a bell shape.

81. Indication and notification for accessible lifts

- (1) Subject to subsection (3), an illuminated visual indicator and an audible signal shall be provided at a lift entrance to indicate—
 - (a) the arrival of the lift car; and
 - (b) the direction of travel of the lift car.
- (2) The audible signal shall—
 - (a) be activated before the arrival of the lift car at the floor;

- (b) sound once if the lift car is moving upward; and
- (c) sound twice if the lift car is moving downward.
- (3) The audible signal can be generated by a device in the lift car provided that it can be heard from the lift lobby.
- (4) Tactile and Braille floor designations shall be provided on the jambs on both sides of each lift entrance by means of Arabic numerals.
- (5) Such floor designations shall be—
 - (a) not less than 60 mm in height;
 - (b) raised 1 mm; and
 - (c) at 1 200 mm above the finished floor level of the lift lobby.

82. Indication in accessible lift cars

- (1) Illuminated visual position indicators shall be provided in a lift car to indicate—
 - (a) the direction of travel of the lift car; and
 - (b) the position of the lift car.
- (2) The indicating numerals or signs on the illuminated visual position indicator shall be not less than 50 mm in height.
- (3) An audio indication in English, Cantonese and Putonghua of the stopping floor shall be provided.

83. Identification of accessible lifts in lift lobbies

- (1) If not all lifts in a building comply with this Division, each of the lifts that comply with this Division shall be identified, by at least one international symbol of accessibility (as set out

in Figure No. 3 in Part 3 of this Schedule), at each landing served by the lift.

- (2) If the only lift or all the lifts, as may be appropriate, in a building comply with this Division, at least one international symbol of accessibility (as set out in Figure No. 3 in Part 3 of this Schedule) shall be provided at each lift lobby on the entrance level of the building.

Division 20—Escalators and Passenger Conveyors

84. Requirements for escalators and passenger conveyors

Adequate warning or guarding shall be provided alongside and at each end of escalators and passenger conveyors for the safety of persons with visual impairment.

85. Tactile warning strips

- (1) Tactile warning strips arranged in conformity to Figure No. 8 in Part 3 of this Schedule shall be provided at the top and bottom ends of an escalator. (*17 of 2018 s. 54*)
- (2) Tactile warning strips arranged in conformity to Figure No. 8 in Part 3 of this Schedule shall be provided at both ends of a passenger conveyor.

Division 21—Extent of Application of Additional Assistive Provisions

86. Application of additional assistive provisions

Sections 13, 69, 70 and 77 shall only be applicable to buildings or

Building (Planning) Regulations

Third Schedule—Part 2—Division 21

S3-84

Cap. 123F

part of the buildings used for the purposes as indicated in the table below.

Table

Uses of buildings	Required additional assistive provisions				
	Braille and tactile floor plan [section 69(2)]	Tactile guide path [sections 13 and 69(3)]	Visual display board [section 69(4)]	Accessible public information or service counter [section 70]	Assistive listening system [section 77]
1. Department store and shopping complex	Applicable	Applicable	Not applicable	Applicable	Not applicable
2. Hotel, hostel, guesthouse and bank	Applicable	Not applicable	Not applicable	Applicable	Not applicable
3. Place for worship	Applicable	Not applicable	Not applicable	Applicable	Not applicable
4. Cinema, theatre, concert hall, stadium, museum, theme park and purpose-built family amusement centre	Applicable	Applicable	Applicable	Applicable	Applicable
5. School, college, university and public library	Applicable	Applicable	Not applicable	Applicable	Not applicable
6. Factory, workshop and place for industrial use	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
7. Sport complex and public swimming pool complex	Applicable	Applicable	Not applicable	Applicable	Not applicable
8. Restaurant and food court	Applicable	Not applicable	Not applicable	Not applicable	Not applicable

Building (Planning) Regulations

Third Schedule—Part 2—Division 21

S3-86

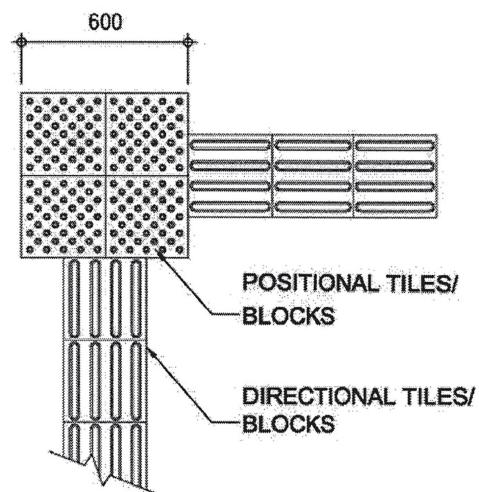
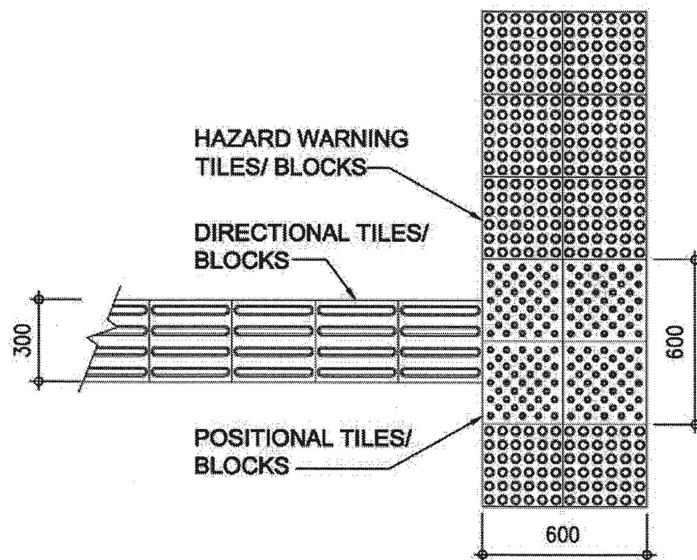
Cap. 123F

Uses of buildings	Required additional assistive provisions				
	Braille and tactile floor plan [section 69(2)]	Tactile guide path [sections 13 and 69(3)]	Visual display board [section 69(4)]	Accessible public information or service counter [section 70]	Assistive listening system [section 77]
9. Indoor market and supermarket	Applicable	Not applicable	Not applicable	Not applicable	Not applicable
10. Hospital and purpose-built clinic	Applicable	Applicable	Applicable	Applicable	Applicable
11. Residential home for the elderly and welfare centre	Applicable	Applicable	Not applicable	Applicable	Not applicable
12. Club house	Applicable	Not applicable	Not applicable	Applicable	Not applicable
13. Transport station, interchange and passenger terminal	Applicable	Applicable	Applicable	Applicable	Applicable
14. Carpark	Applicable	Not applicable	Not applicable	Not applicable	Not applicable

(L.N. 205 of 2008)

Part 3

Figure No. 1



*ALL DIMENSIONS ARE IN mm

Typical tactile guide path junction.

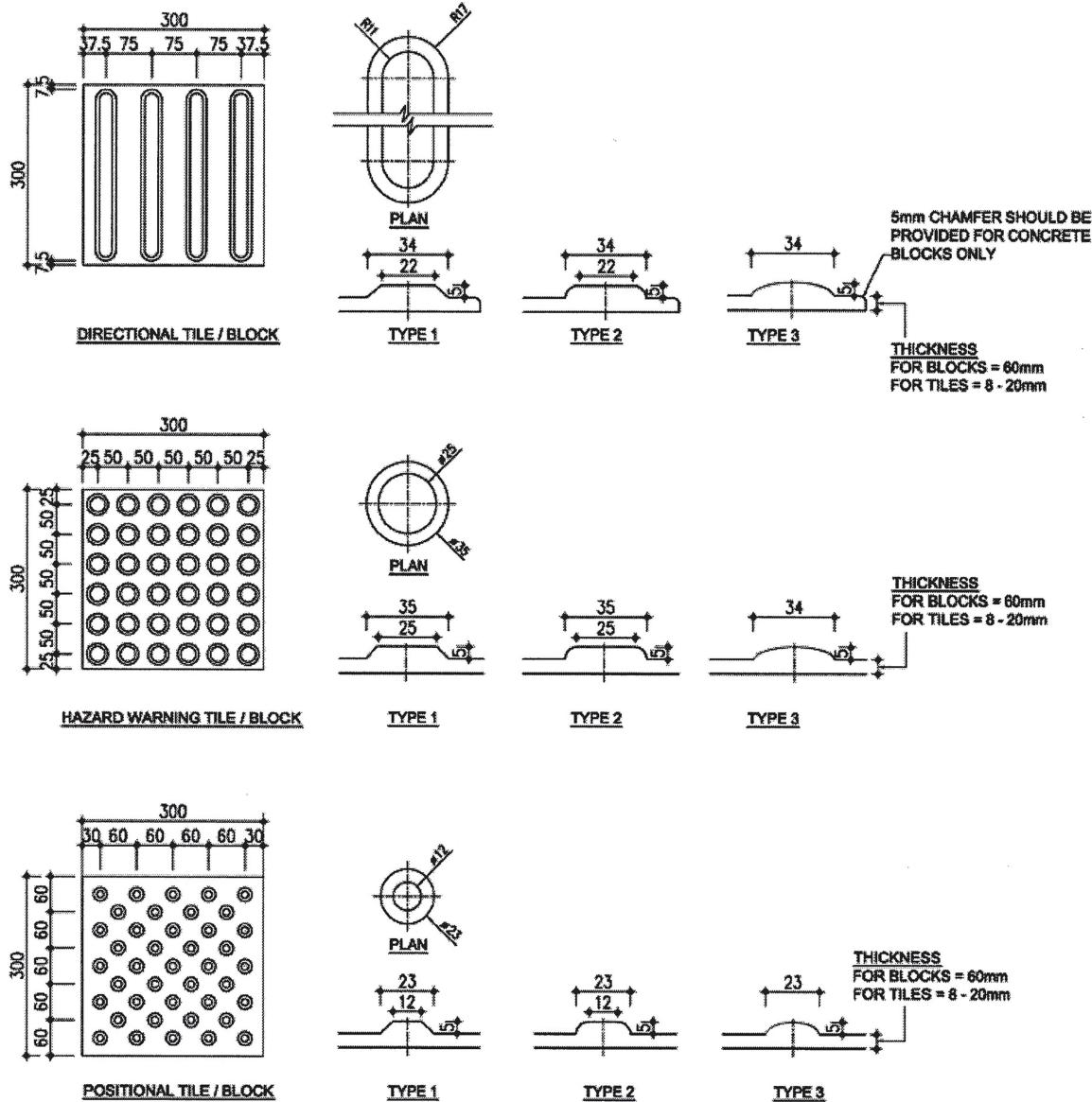
Building (Planning) Regulations

Third Schedule—Part 3

S3-90

Cap. 123F

Figure No. 2



***ALL DIMENSIONS ARE IN mm**

The figure shows the three kinds of tactile tiles or blocks commonly used in constructing a tactile guide path. Directional tile or block has parallel raised bars for guiding the users along an intended safe path. Hazard warning tile or block has raised big dots (35 mm in diameter) arranged in square grid parallel to the sides of the slab for indication of potential

Building (Planning) Regulations

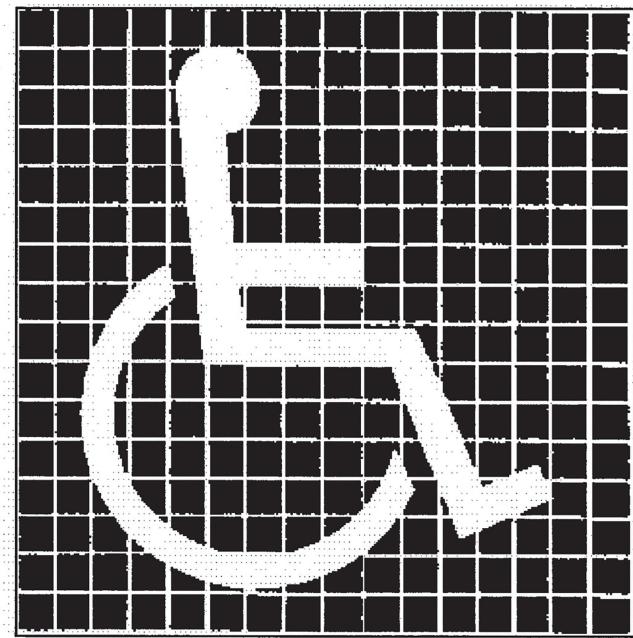
Third Schedule—Part 3

S3-92

Cap. 123F

hazards ahead. This type of tile or block can be used alone to form tactile warning strips at the top and bottom ends of staircase or ramps, and at dropped kerb. Positional tile or block has raised small dots (23 mm in diameter) placed in staggered positions for indication of possible change in walking directions.

Figure No. 3



GRIDLINES ARE SHOWN TO DEFINE
THE PROPORTION ONLY

International symbol of accessibility.

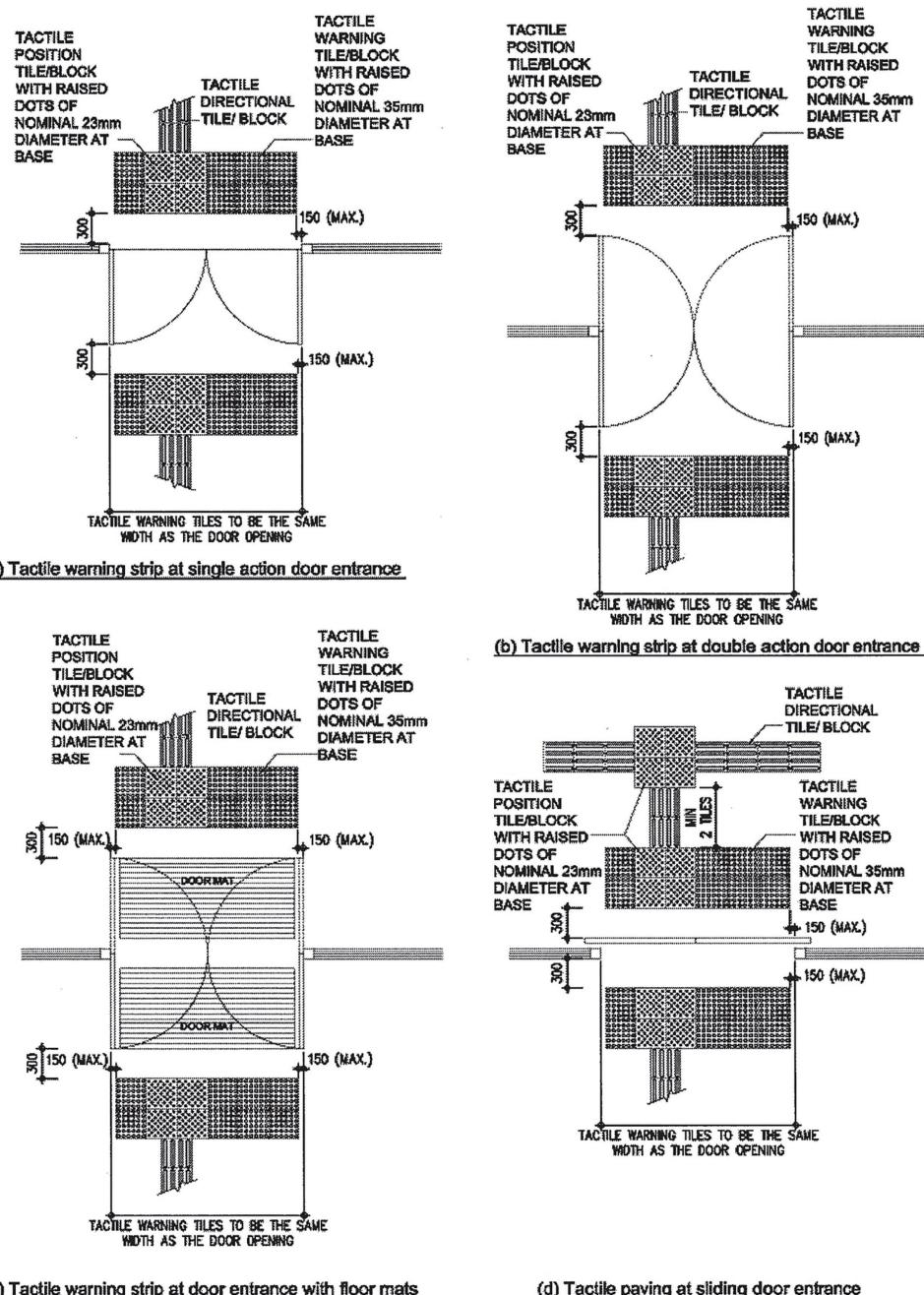
Building (Planning) Regulations

Third Schedule—Part 3

S3-96

Cap. 123F

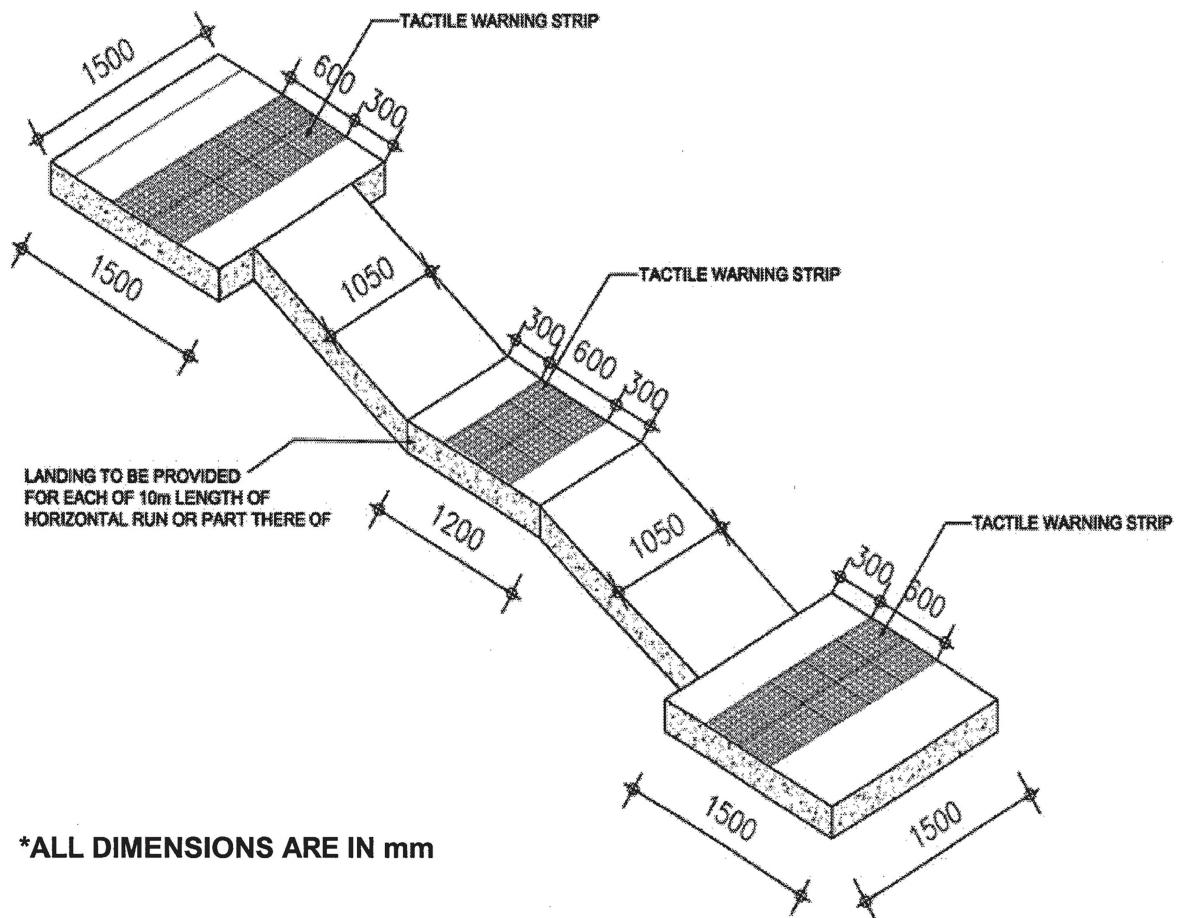
Figure No. 4



*ALL DIMENSIONS ARE IN mm

Tactile guide paths on access routes.

Figure No. 5



Tactile warning strips for ramps.

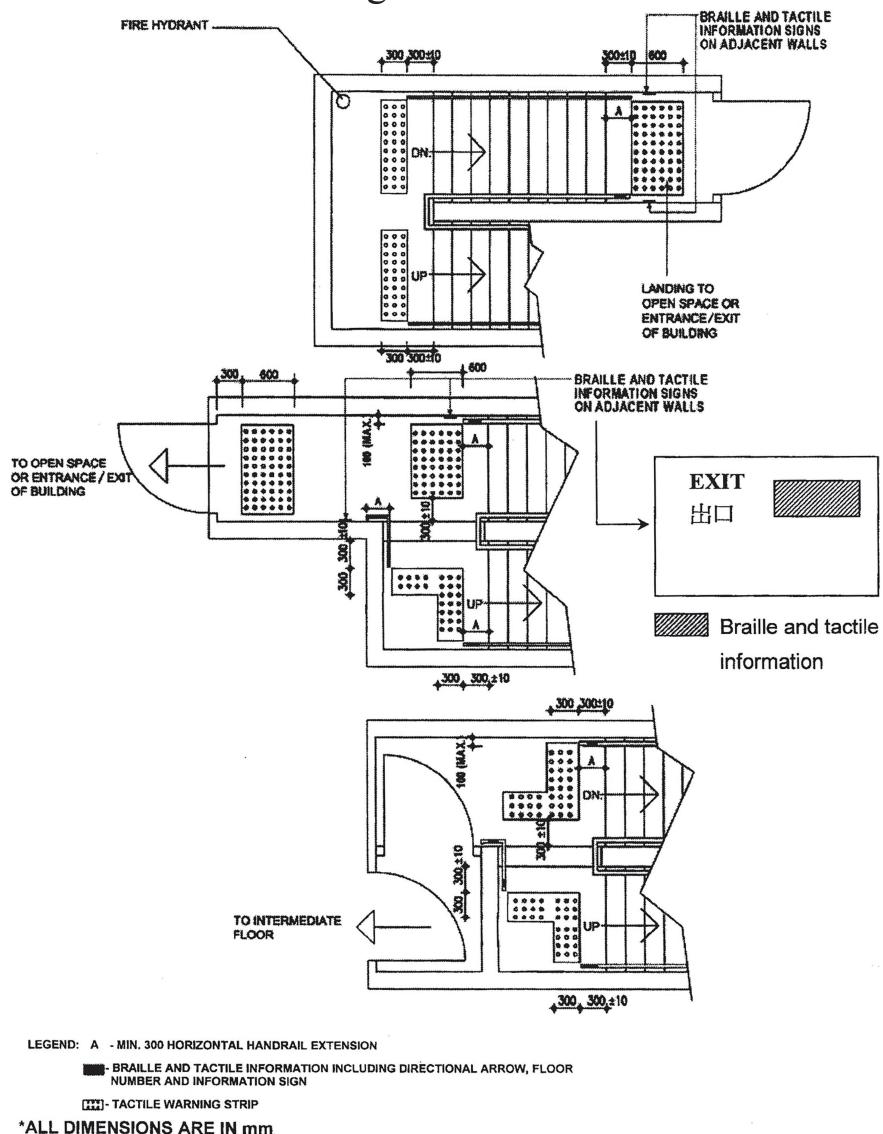
Building (Planning) Regulations

Third Schedule—Part 3

S3-100

Cap. 123F

Figure No. 6



Tactile warning strips for staircases.

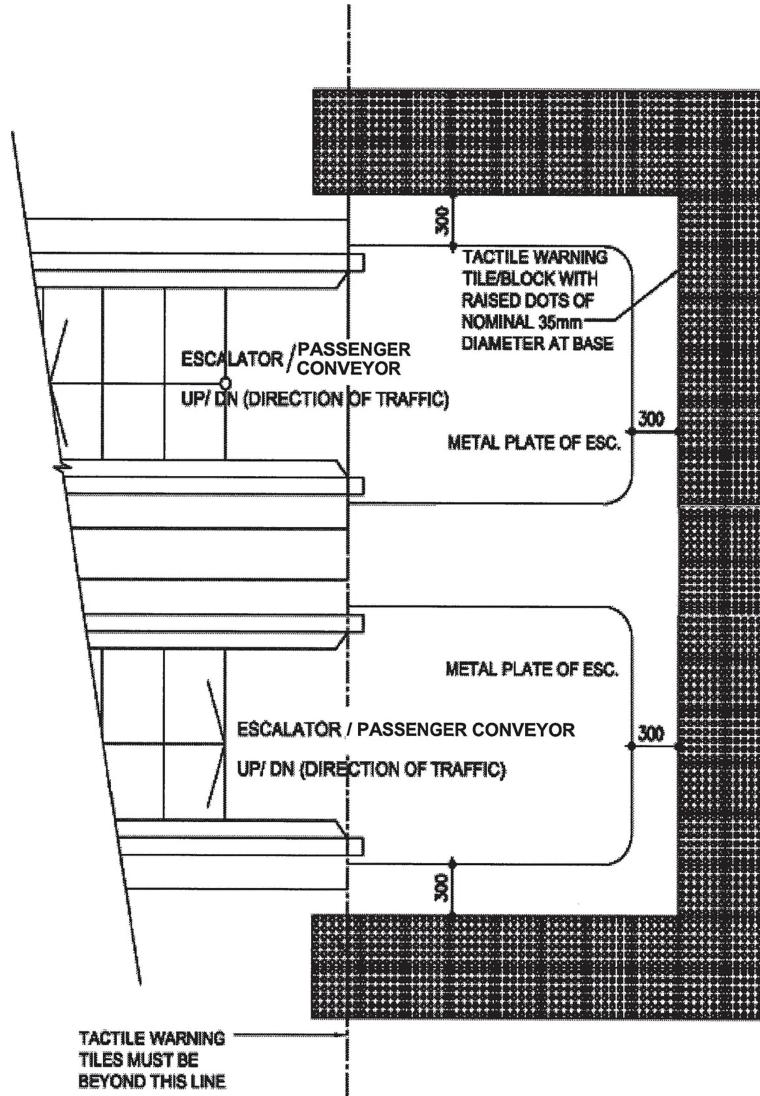
Figure No. 7



Gridlines are provided to show the proportion only

International symbol for access for hearing loss.

Figure No. 8



*ALL DIMENSIONS ARE IN mm

Tactile warning strips for escalators or passenger conveyors.

Part 4

Building where Limited Facilities for Persons with a Disability are to be Provided

Category of Buildings	Extent of application of regulation 72
1. Domestic buildings	<p>(a) All common areas of such buildings of more than 4 storeys.</p> <p>(b) Main entrance and common areas of the ground floor and means of access to buildings which do not exceed 4 storeys.</p> <p>(c) The areas mentioned in paragraphs (a) and (b) shall not include the parts of the building used for the following purposes—</p> <p>(i) areas only used for building services and maintenance (testing, inspections, verification, repair and overhaul) including—</p> <p>(A) a plant, cooling tower and power plant;</p> <p>(B) equipment and lift motor room, and electrical transformer room and switch room, a battery room, a machinery room, a plant room and a pump room;</p> <p>(C) a boiler room;</p> <p>(D) non-tenantable spaces accessed only by ladders, catwalks or crawl spaces;</p> <p>(E) an access route for maintenance, pits, lift shafts and ventilation shafts; and</p>

Category of Buildings	Extent of application of regulation 72
	<p>(F) a sub-station, telecommunications equipment room, metering area or the like;</p> <p>(ii) mezzanine floor used only for storage, plant and equipment installations or the like;</p> <p>(iii) raised platform used primarily for the purposes of security or safety management, including but not limited to, guard tower or fixed lifeguard stand;</p> <p>(iv) swimming pool (the water-containing pool only); and</p> <p>(v) any path providing access only to an area used for the purposes as stated in subparagraphs (i) to (iv) above.</p> <p>(d) All guest rooms required under section 7. (<i>L.N. 205 of 2008</i>)</p>
2. Non-domestic buildings	All parts of such buildings, excluding the parts used for the following purposes— <p>(a) commercial kitchen, cold room and cinema projector room;</p> <p>(b) areas only used for building services and maintenance (testing, inspections, verification, repair and overhaul) including—<p>(i) a plant, cooling tower and power plant;</p><p>(ii) equipment and lift motor room, and electrical transformer room and switch room, a battery room, a machinery room, a plant room and a pump room;</p><p>(iii) a boiler room;</p><p>(iv) non-tenantable spaces accessed only by ladders, catwalks or crawl spaces;</p></p>

Category of Buildings	Extent of application of regulation 72
	(v) an access route for maintenance, pits, lift shafts and ventilation shafts; and
	(vi) a sub-station, telecommunications equipment room, metering area or the like;
(c)	areas used for storage of raw materials or produce or for bulk storage where— (i) the stored materials are hazardous; or (ii) the public is not permitted to enter, such as waste containment area, chemical store or the like;
(d)	mezzanine floor used only for storage, plant and equipment installations or the like;
(e)	raised platform used primarily for the purposes of security or safety management, including but not limited to, guard tower or fixed lifeguard stand;
(f)	swimming pool (the water-containing pools only); and
(g)	any path providing access only to an area used for the purposes as stated in paragraphs (a) to (f) above.
3. Composite buildings	(a) All common areas of the domestic parts of such buildings if the domestic parts are more than 4 storeys. (b) Main entrance and common areas of the ground floor and means of access to buildings if the domestic parts of which do not exceed 4 storeys. (c) The areas mentioned in paragraphs (a) and (b) shall not include the parts of the building used for the following purposes—

Category of Buildings	Extent of application of regulation 72
	<p>(i) areas only used for building services and maintenance (testing, inspections, verification, repair and overhaul) including—</p> <ul style="list-style-type: none">(A) a plant, cooling tower and power plant;(B) equipment and lift motor room, and electrical transformer room and switch room, a battery room, a machinery room, a plant room and a pump room;(C) a boiler room;(D) non-tenantable spaces accessed only by ladders, catwalks or crawl spaces;(E) an access route for maintenance, pits, lift shafts and ventilation shafts; and(F) a sub-station, telecommunications equipment room, metering area or the like; <p>(ii) mezzanine floor used only for storage, plant and equipment installations or the like;</p> <p>(iii) raised platform used primarily for the purposes of security or safety management, including but not limited to, guard tower or fixed lifeguard stand;</p> <p>(iv) swimming pool (the water-containing pool only); and</p> <p>(v) any path providing access only to an area used for the purposes as stated in subparagraphs (i) to (iv) above.</p> <p>(d) All non-domestic parts of such buildings, excluding the parts used for the following purposes—</p> <ul style="list-style-type: none">(i) commercial kitchen, cold room and cinema projector room;

Category of Buildings	Extent of application of regulation 72
	<p>(ii) areas only used for building services and maintenance (testing, inspections, verification, repair and overhaul) including—</p> <ul style="list-style-type: none">(A) a plant, cooling tower and power plant;(B) equipment and lift motor room, and electrical transformer room and switch room, a battery room, a machinery room, a plant room and a pump room;(C) a boiler room;(D) non-tenantable spaces accessed only by ladders, catwalks or crawl spaces;(E) an access route for maintenance, pits, lift shafts and ventilation shafts; and(F) a sub-station, telecommunications equipment room, metering area or the like; <p>(iii) areas used for storage of raw materials or produce or for bulk storage where—</p> <ul style="list-style-type: none">(A) the stored materials are hazardous; or(B) the public is not permitted to enter, such as waste containment area, chemical store or the like; <p>(iv) mezzanine floor used only for storage, plant and equipment installations or the like;</p> <p>(v) raised platform used primarily for the purposes of security or safety management, including but not limited to, guard tower or fixed lifeguard stand;</p> <p>(vi) swimming pool (the water-containing pools only); and</p>

Building (Planning) Regulations

Third Schedule—Part 4

S3-116

Cap. 123F

Category of Buildings

Extent of application of regulation 72

- (vii) any path providing access only to an area used for the purposes as stated in subparagraphs (i) to (vi) above.
- (e) All guest rooms required under section 7. (*L.N. 205 of 2008*)

(Third Schedule replaced L.N. 124 of 2008)