

Industrial Buildings -  
Occupancies and Related Matters

Determinations by the Commissioner for Labour

At Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) it is provided that the occupancy of an industrial undertaking shall be determined by the Commissioner for Labour. This occupancy figure serves as a data base in calculations for the provision of sanitary accommodation and also in planning exit route arrangements to comply with the Fire Code. Provisions concerning exits from industrial undertakings are also contained in the Factories and Industrial Undertakings Ordinance, and in subsidiary legislation.

2. At present when plans for industrial buildings are processed I refer them to the Commissioner for Labour for advice under the centralised processing system and this referral may take many days. In order to help minimise time losses in this respect the Commissioner has now advised me of his general policies on most of the issues and this information is incorporated in this Practice Note. If your drawings for industrial buildings are prepared with reference to the comments offered in this Practice Note there will, in most cases, be a saving in plans processing time, and some time may also be saved when the premises are later to be occupied, and registered by the Commissioner for Labour.

3. (a) The Commissioner for Labour has advised as follows:-

- (i) In flatted factories the occupancy may be calculated on the basis of 4.5 metres<sup>2</sup> of usable floor space per person. The ratio of male to female workers shall be taken as 1:1.
- (ii) For single occupancy specialised industrial workplaces the Commissioner for Labour will make a determination of occupancy according to the specialised trade process proposed.
- (b) The information at paragraph 3(a) may be used in connection with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) and (c), and may also be read in as a new section (j) to Table 1 of Fire Code 7.

4. The following additional requirements should be read into Fire Code 21:-

- "(5) In the case of factories and industrial undertakings that are required to be registered by the Commissioner for Labour, every exit door leading out of a registrable workplace, and the doors of every room in a registrable workplace in which more than 10 persons are employed, shall be constructed so as to open outwards.
- (6) Every exit door leading out of a registrable workplace shall be fitted with an effective self-closing device.
- (7) In every registrable workplace, illuminated notices bearing the word EXIT shall be provided at each exit from the workplace."


5. The advice of the Commissioner for Labour is supported by me in terms of Buildings Ordinance Section 16(1)(d), in relation to the Factories and Industrial Undertakings Ordinance and subsidiary legislation, and under Building (Planning) Regulation 41(1) as authority for the Fire Code.

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Building Authority