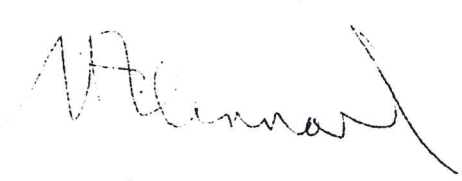


Building (Planning) Regulation 23(3)Non-accountable Gross Floor Area

The phrase "..... or any similar service" at the end of Building (Planning) Regulation 23(3) may be interpreted to include water tanks, boiler rooms, transformer rooms, chimneys forming an integral part of a building, and refuse chutes together with associated hopper rooms and refuse container chambers (subject to the dimensions of the latter being appropriate to the development and to each chamber being in all respects acceptable to the Urban Services Department).

2. The horizontal area of staircases and lift shafts at the same level as non-accountable floor area may also be discounted. Where on any floor there is both accountable and non-accountable floor area, the question of whether the staircases and lift shaft areas serving them may be discounted will depend on the circumstances and will be at the discretion of the Building Authority. The horizontal area of vertical ducts for plumbing, electrical, ventilation and similar services, staircases and lift shafts which pass through accountable gross floor area must be included in the gross floor area calculations.

3. With regard to the interpretation in para. 1 relative to chimneys, bearing in mind the obvious advantages of an integral chimney compared with a metal chimney affixed to the outside of a building, you are urged to advise your clients to make such provision where there is the likelihood of a restaurant or other use requiring a chimney being incorporated in a building.



(E.T. Kennard)
pro Building Authority

Ref. BOO G 89/75/H

B.O.O. December 1974

Reissued April 1978 - chimneys and refuse container chambers added to para. 1.

Reissued November 1978 - refuse chutes and hopper rooms added to para. 1, and certain aspects clarified.