

Calculation of Gross Floor Area and Non-accountable Gross Floor Area
Building (Planning) Regulation 23(3)(a) and (b)

Calculation of Gross Floor Area

Building (Planning) Regulation 23(3)(a) stipulates that gross floor area is the **area** contained within the outer surface of external walls of a building measured at each floor level and therefore any portions of this area which are not floored over must nevertheless be included in the plot ratio calculations.

2. However in the following circumstances where large voids occur, a modification of Building (Planning) Regulation 23(3)(a) may be granted on application:

- (a) in front of cinema and theatre balconies and the like;
- (b) in banking halls and shopping arcades where mezzanine floors are provided;
- (c) in single staircase buildings in which cockloft floors are provided in the ground storey;
- (d) in auditoria, sporting halls (including squash courts), school halls and religious institutions; and
- (e) in main entrance lobbies to hotels.

3. In the case of 'split level' designs where the difference in level between adjoining floors is less than 1 m, the floor may be regarded as being level for the purposes of this regulation. For greater differences in level the authorized person should make enquiries with the Buildings Ordinance Office before embarking on the project.

4. It may be noted that **in general terms**, and subject to the special circumstances of each case, the Building Authority is also prepared to consider favourably application for similar modifications in respect of:

- (a) chimney shafts forming an integral part of a new building;
- (b) fire refuge areas which observe the stated criteria (refer Code of Practice on Means of Escape);
- (c) covered areas clearly intended for and designed as playgrounds (refer PNAP:116); and
- (d) swimming pool filtration plant rooms.

Non-accountable Gross Floor Area

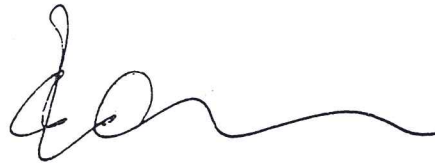
5. The phrase '..... or any similar service' at the end of Building (Planning) Regulation 23(3)(b) may generally be interpreted to include water tanks, boiler rooms, electrical switch rooms, meter rooms, transformer rooms, generator rooms, pump rooms, telephone equipment rooms, lift machinery rooms, CO₂ rooms, sewage treatment plant rooms and smoke extract ducts in hotels. In each case the size of any such feature, and its location, should be appropriate

to the layout and size of the main building. In a similar manner, and provided that the facilities have been planned to suit the factors listed in PNAP:98, the area of refuse container chambers, refuse hopper rooms (including associated chutes), and refuse storage chambers, may also be discounted.

6. The horizontal area of staircases, lift shafts, and vertical ducts should normally be measured for gross floor area together with the floor through which they pass, but where these features pass **through** a floor which is otherwise accepted as not being accountable for gross floor area (by reason of the captioned regulation) the area of the features may also be discounted, with one exception. The exception is that at the level(s) of main access to a building, from the street(s), entrance lobbies, lifts, staircases and exit corridors should always be included in the measurement for gross floor area. In such locations these features have a local function and do not merely pass **through** a floor.

7. The subject of exclusion from accountable gross floor area of any floor space used solely for the parking, or for the loading, or unloading, of motor vehicles is affected by many related factors and it is not possible to issue a comprehensive guide on the level of provisions for these purposes. Each case will be determined on its merits and with particular relevance to the location of the building, the planned occupancy and any reasoned justification put forward for the facilities proposed.

8. This practice note incorporates the content of PNAP:23 which is hereby cancelled.



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Ref. : BLD(B) GP/BREG/P/9

First issued December 1974

This update January 1990 (GBS/D)

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