
Industrial Buildings - Occupancy and Related Matters
Determinations by the Commissioner for Labour
Building (Standards of Sanitary Fitments, Plumbing, Drainage Works
and Latrines) Regulation 5(5)

Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) provides that the occupancy of an industrial undertaking shall be determined by the Commissioner for Labour. This occupancy figure is useful as a data base for assessing the adequacy of the provision of sanitary fitments and also for planning exit route arrangements in accordance with the Code of Practice on Means of Escape where an industrial building has a single user.

2. The Commissioner for Labour has advised as follows:

- (a) for the purposes of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) and (c) the occupancy in flatted factories may be calculated on the basis of 4.5 m² of usable floor space per person and the ratio of male to female workers shall be taken as 1:1, and
- (b) for the purposes of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) and the Code of Practice on Means of Escape in relation to the occupancy in single user specialized industrial workplaces he will make a determination of occupancy according to the specialized trade process proposed.

3. Since by virtue of the Factories and Industrial Undertakings (Amendment) Ordinance 1990, kitchens to restaurants, fast food shops, cafes and the like are classified as industrial undertakings, the Commissioner for Labour has also advised that for the purposes of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 5(5)(b) and (c) the occupancy in such kitchens may be calculated on the basis of 4.5 m² of usable floor space per person and the ratio of male to female workers shall be taken as 2:1.

4. The above advice of the Commissioner for Labour is supported by the Building Authority. Submission of plans containing a departure from this advice without acceptable justification will be rejected under relevant provisions of the Buildings Ordinance and the Regulations made thereunder

(Darwin Chen)
Building Authority

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