

**Gas Water Heaters  
Regulation 35A of Building (Planning) Regulations**

Regulation 35A of the Building (Planning) Regulations requires suitable provision for the installation of a room-sealed gas water heater in every bathroom in a building. This practice note specifies the arrangements considered generally to be acceptable.

2. In some instances, other arrangements may be accepted. Each case will be carefully considered on its merits and in the light of any special circumstances presented for consideration.

**Size of the Aperture**

3. A standard aperture should be:

- (a) 320 mm wide by 420 mm high normally; or
- (b) 240 mm by 240 mm when the bathroom is of such a size that only a shower could be fitted.

4. Non-standard apertures may be constructed provided that:

- (a) the size is to suit a specific water heater flue installed before completion of building; and
- (b) if necessary, the aperture may be enlarged later to the appropriate standard size (the provision for which can be clearly discernible) without cutting reinforcing bars, re-positioning services or the like.

**Location**

5. The general requirements are as follows:

- (a) An aperture should be located in the clear face of an external wall, except that in buildings served by a permanently open and well ventilated balcony approach, apertures may be placed so as to vent into such balconies;

/(b) ...

- (b) As for the internal face of the wall, there should be an unobstructed area around the aperture. The minimum dimensions are as follows:
    - 50 mm above
    - 100 mm to each side
    - 150 mm below
  - (c) The base of the aperture should be not less than 200 mm above floor level;
  - (d) The aperture should be not less than 300 mm from any corner or from any other opening into the building (e.g. an openable window, a vent, an air-conditioner opening or another aperture);
  - (e) The aperture should be in a wall which has a clear space of not less than 1 500 mm between it and any facing wall or other part of a building, or site boundary. However, if the boundary abuts a street, an aperture may be provided in any wall abutting that street;
  - (f) An aperture should not be positioned directly below any fixed clothes drying racks. Flue terminal guards (supplied/designed by the appliance manufacturers) should be fitted at aperture locations if selected water heating appliances do not incorporate an overheating protector;
  - (g) The water heater, when fitted, should not cause obstruction or inconvenience to the normal use of the room in which it is installed, and should be readily accessible by the user for operation, inspection and maintenance; and
  - (h) The length of the hot water pipes from the water heater should comply with the requirements of regulation 19 of Waterworks Regulations (Cap. 102A).
6. For apertures facing into an enclosed space (such as a light well):
- (a) The entire enclosed space should contain no obstruction to restrict a vertical flow of air;
  - (b) The enclosed space should be ventilated to the external air below the lowest aperture so as to maintain the air flow. The area of the vents providing this ventilation should be not less than 0.05 m<sup>2</sup> for each aperture which faces into the enclosed space. No vent may have any internal dimension less than 200 mm; and

/(c) ...

- (c) The minimum plan dimension of the enclosed space in relation to its height should be -
  - not less than 3 m - not more than 10 storeys high
  - not less than 4 m - between 11 - 19 storeys high
  - not less than 5 m - 20 or more storeys high

7. For apertures facing into a re-entrant:

- (a) The minimum plan width of the re-entrant should be not less than 1.5 m;
- (b) At each storey, any obstruction (e.g. tie beam) at the open end of a re-entrant may not reduce the vertical open area by more than 20%; and
- (c) The entire re-entrant should contain no obstruction to restrict a vertical flow of air.

8. For installation of gas water heaters in a confined cavity such as that within a false ceiling:

- (a) The gas water heater should be readily accessible by the user for operation, inspection and maintenance. Quick release type removal panel for access to the gas water heater inside the confined cavity (e.g. within a false ceiling) without the necessity of using hand tools is considered acceptable for that purpose.
- (b) Means of ventilation to the cavity in which the gas water heater is installed should be provided. Installation of adequate louver-type ventilation panels is considered acceptable for that purpose provided that it is a non-adjustable purpose-made louver designed to allow the passage of air at all times. Moreover, such means of ventilation should not be located in a position where it is likely to be easily blocked.
- (c) Manufacturer's installation, operation and maintenance requirements should be followed.

9. With respect to the location of the standard aperture for water heater, please refer to Appendix A.

### **Sealing**

10. When a gas water heater is not fitted at the time of construction, a standard aperture must be provided. There is no objection to it being sealed. However, any such sealing should be of easily removable materials such as plain concrete, brickwork or blockwork. Moreover, any aperture so sealed should be clearly discernible (e.g. by means of recessing) from the inside of the building.

/Reference ...

## Reference

11. Reference should be made to the Code of Practice GU03 – Installation Requirements for Domestic Gas Water Heaters (Rated Heat Input Up To 70kW) published by the Electrical and Mechanical Services Department.

## Exemption

12. In support of the application for exemption, the Authorized Person should provide justifications (e.g. design constraint prohibiting the provision of flue aperture) and submit a letter from the developer or owner undertaking the following:

- (a) Supply of gas as defined under Gas Safety Ordinance (Cap 51) should not be provided to the domestic part of the building;
- (b) Effective measures should be incorporated in the Deed of Mutual Covenant (DMC) to restrict the installation of gas supply to the domestic part of the building and delivery of liquefied petroleum gas (LPG) cylinders<sup>1</sup> to domestic units of the building. Where no DMC is to be in force for the development, the developer or owner should undertake to carry out such measures and provide such obligation in the Sales and Purchase Agreement and Assignment, and the relevant information in the tenancy agreement such that the future owners and tenants are aware of their liabilities and the restrictions respectively; and
- (c) Electric water heaters and electric/induction cookers should be installed in all domestic units prior to the application of occupation permit (OP).



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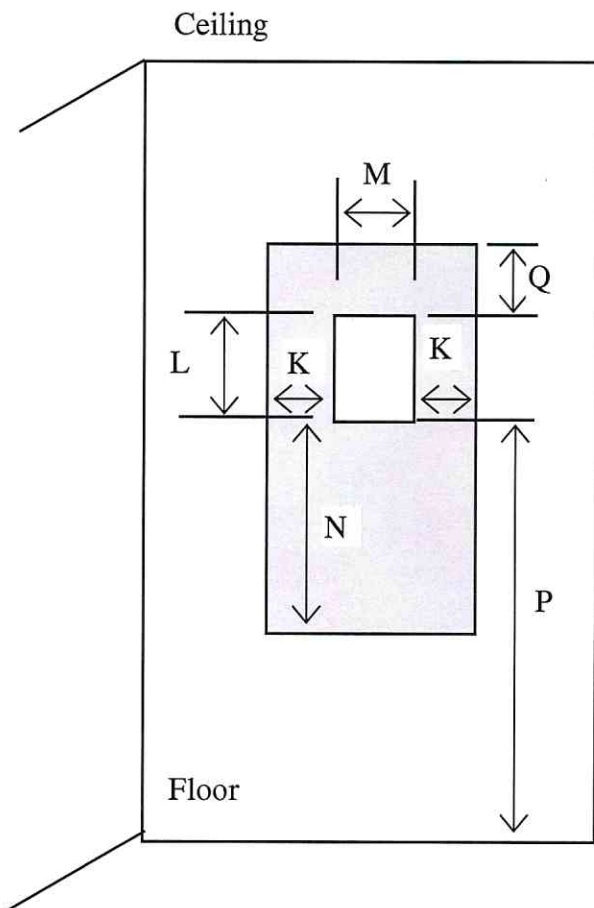
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<sup>1</sup> Excluding disposable LPG cylinder (i.e. cartridge) for the portable cassette cookers bearing GU mark granted by Electrical and Mechanical Services Department.

ACCEPTABLE LOCATION OF  
ROOM-SEALED WATER HEATER TERMINAL

INTERNAL VIEW



Dimension		Minimum
K	Unobstructed Area	100 mm
N		150 mm
Q		50 mm
P	Height Above floor	200 mm
L x M	Standard size	420 x 320 mm or 240 x 240 mm
	Non standard	to suit

\* Unobstructed area shaded