

Demolition Works Measures for Public Safety

Continuous Supervision

Registered specialist contractors (RSCs) appointed to carry out demolition works are required under section 9(6) of the Buildings Ordinance and regulation 41 of the Building (Administration) Regulations to give continuous supervision to the works in accordance with, inter alia, their supervision plans prepared in compliance with the Technical Memorandum for Supervision Plans issued under section 39A of the Buildings Ordinance.

Site Supervision Plan

2. A supervision plan as defined under section 2(1) of the Buildings Ordinance is required to be lodged with the Building Authority (BA) by an Authorized Person (AP) prior to or at the time of application for consent to commence demolition works except for works which satisfy all of the criteria set out in paragraph 11 of the Technical Memorandum for Supervision Plans. The RSC shall be responsible for preparing the respective part of the plan in accordance with the recommendations in the Code of Practice for Site Supervision 2005 issued by the BA.

3. The Technically Competent Persons (TCPs) appointed in the supervision plan shall possess the required qualifications, competence and experience relevant to the demolition works. In this regard, the Construction Industry Training Authority (CITA) has been organizing training courses, such as Demolition of Building Course for Supervisors/Foremen. The RSC should draw the attention of their supervisory personnel to the training courses and encourage them to attend.

Personal Supervision

4. The personal supervision by a TCP appointed by the RSC is required under regulation 8 of the Building (Demolition Works) Regulations in respect of the demolition works. You are also required under regulation 8(3) of the Building (Demolition Works) Regulations, to post up a notice in the Specified Form BA20 in a prominent position on site specifying the name of the TCP appointed.

/Execution

Execution and Supervision of Demolition Works

5. When carrying out demolition works, reference should be made to the Code of Practice for Demolition of Buildings 2004 (the Code) issued by the Buildings Department (BD). The RSCs are required to observe the requirements on the provision of a full time site engineer for demolition of complex structures, the submission of the debris management system, and other execution and supervision particulars as stipulated in the Code.

6. Where a full time site engineer is required to be appointed, he/she shall be directly responsible to the RSC. Any subsequent change of the site engineer shall be reported immediately to the AP / Registered Structural Engineer (RSE) / Registered Geotechnical Engineer (RGE) and the BA by the RSC.

Video Record of Demolition Works

7. Video camera to record the entire demolition process should be provided by the RSC for all types of demolition sites. The video camera(s) should be installed at strategic location(s) agreed by the AP/RSE/RGE and be securely protected from being tampered with so that the entire demolition process including the movement of debris and the overall sequence of demolition can be recorded for reference and review purposes. While the exact number of cameras is to be determined by the AP/RSE/RGE, there should be at least one video camera for each site. The location(s) of the video camera(s) should be shown in the demolition plan.

8. The video records should be kept by the RSC for at least 14 days.

Appointment of Operator of Powered Mechanical Plant or Equipment

9. The use of powered mechanical plant or equipment for demolition works carries risks and particular care should be taken. In certain circumstances, it may even be unsafe and should not be allowed, for example, the use of a crane and hammer in a densely populated area. To ensure public safety, the operator of powered mechanical plant or equipment used in demolition work shall meet the requirements as specified in regulation 9(3) of Building (Demolition Works) Regulations.

10. For the purpose of regulation 9(3)(b) of the Building (Demolition Works) Regulations, the operator should have completed a training course in “Demolition of

/Building

Building Course for Plant Operators” organized by the CITA and obtained the relevant certificate. Equivalent training and certificate issued by a recognized examining body may also be favourably considered by the BA for meeting the requirement.

Application for Demolition Consent

11. An application for the consent of the BA for the commencement of any demolition works must be accompanied by the personal particulars, qualifications and experience of the operators of any powered mechanical plant or equipment proposed to be used in the demolition works in accordance with regulation 31(2) of the Building (Administration) Regulations. RSCs are advised to provide the necessary information to the AP for submission to the BA. The information to be submitted should include the operators’ names in Chinese and English, Hong Kong identity card numbers, dates of birth, addresses, telephone numbers and documents verifying the operators’ qualifications and experience.

12. The BA will vet the particulars of the plant operators and advise the AP on the suitability of the operators as soon as possible, having regard to their qualifications, experience and training.

13. Where any operator of powered mechanical plant or equipment used or proposed to be used in demolition works is appointed, the RSC is required under regulation 22(7) of the Building (Administration) Regulations to notify the BA in writing of a change in the appointment of the operator within 7 days of the change and to provide the BA with the personal particulars, qualifications and experience of the new operator.

Danger from Fire or Explosion

14. Dangerous and hazardous materials left by the previous occupants may cause risk of fire or explosion through the leakage or accumulation of gas or vapour due to demolition operations. RSCs for demolition works should ensure all inflammable goods are removed from site and any remaining inflammable goods are stored in proper storage facilities. When suspected dangerous and hazardous materials are encountered in the course of demolition, the RSCs for demolition works may seek assistance from relevant government departments. The attention of all parties is drawn to the provisions of regulation 6 of the Building (Demolition Works) Regulations.

/Protection

Protection of Drainage System

15. All sewer and drainage connections should be properly sealed before commencement of demolition. Regulation 3(2)(b) of the Building (Demolition Works) Regulations refers.

Safety and Convenience of Third Parties

16. Proper protection and safe passage for the public must be provided at all times by the erection and maintenance of suitable hoardings, covered walkways and protective fans.

17. Every effort must be made to minimize any nuisance to the public arising from dust, noise and vibration.

Certification on Completion of Demolition Works

18. Within 7 days of the completion of the demolition works, the RSC shall certify that the works have been carried out in accordance with the provisions of the Buildings Ordinance and regulations in the specified form BA14A. The specified form can be downloaded from BD's website at <<http://www.bd.gov.hk>>.

Practice Notes

19. Similar practice notes have also been issued to APs, RSEs and RGEs on demolition works and related subjects. It is important that RSCs should consult APs, RSEs and RGEs on the contents of these practice notes for application to individual sites.

20. This practice note has incorporated the content of the Practice Note for Registered Contractors 51, which is hereby withdrawn.

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