

**Summary of Decisions of the Building Committee  
Building Committee II 51/2011 held on 20.12.2011**

(a) BCII 1 51/2011

Issue : Non-provision of EVA for a single-family house.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(b) BCII 2 51/2011

Issue : Non-provision of EVA for a single-family house.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(c) BCII 3 51/2011

Issue : Non-provision of EVA for a residential building.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures as required by FSD.

(d) BCII 4 51/2011

Issue : Major facades of some houses served by EVA were less than 25% of the total length of all the perimeter walls of the houses.

Decision : The committee, having noted the site situation, accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures to the satisfaction of FSD.

(e) BCII 5 51/2011

Issue : The following in a graded building be accepted:-

- (i) Existing exit route with inadequate width;
- (ii) Existing combustible timber roof;
- (iii) Non-provision of EVA.

- Decision : (i) The committee noted the premises were Grade 1 historic buildings and that the existing corridor would serve small number of people only. Hence, having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee accepted the exit route with inadequate width.
- (ii) The committee noted that the proposed remedial measures were in line with the draft Practice Guidebook on Compliance with Building Safety and Health Requirements under the Buildings Ordinance for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings. Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee agreed that the existing timber roof be retained, covered with non-combustible clay tiles, and the timber members be protected with fire retardant paint.
- (iii) The committee, having noted the existing site situation, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures as required by FSD.

(f) BCII 6 51/2011

- Issue : (i) Non-provision of FRP enclosure for windows within 900mm from the common boundary of the adjoining site.
- (ii) GFA and site coverage exemption for utility platforms facing into open air, which protruded beyond lot boundary into the adjoining site.

Decision : (i) & (ii) Having considered the site circumstances and the AP's justifications, the committee identified no special circumstances warranting a deviation or the granting of modification, which would deprive the future development rights of the owner of the adjoining site. The committee did not accept the proposed non-provision of FRP enclosure and did not agree to the granting of GFA and site coverage exemption for the proposed utility platforms.

(g) BCII 7 51/2011

Issue : Major facade of the building served by EVA was less than 25% of the total length of all the perimeter walls of the building under a Temporary Occupation Permit application.

Decision : The committee, having noted the site constraint and considered the AP's justifications and phasing arrangement, accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures as required by FSD.

(h) BCII 8 51/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 5, the committee accepted the proof of ownership of the site.

(i) BCII 9 51/2011

Issue : Non-provision of EVA for a single-family house.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(j) BCII 10 51/2011

Issue : Non-provision of gas apertures in the changing rooms of an office premises in an existing building.

Decision : Having noted the nature of the proposed works and considered the AP's justifications, the committee agreed to the non-provision of gas aperture.

(k) BCII 11 51/2011

Issue : Resubmission of building plans.

Decision : Having studied the plans of the current and previous submissions, the committee agreed that the current resubmission of plans was a major revision of the plans previously submitted.