

- (b) plans showing—
- (i) all elevations of the building;
 - (ii) the level of adjacent streets in relation to a known datum and to the levels of the site and the building;
 - (iii) the width of every street adjacent to the site; and
 - (iv) the position, depth and construction of any well;
- (c) one or more sections showing the foundations, the levels of the site and the lowest floor of the building, the height of the building, the clear height of every storey, the position of windows and of the floors and the level of the roof of every adjoining or adjacent building;
- (d) a foundation plan, showing the size and position of foundation;
- (e) a drainage plan, showing the size and depth of drains or sewers; connexions to a public sewer or drain or nullah, any other method for the disposal of drainage, the position of disconnecting traps, and the means of ventilation;
- (f) a block plan, showing the size and position of the building and of other buildings in the immediate vicinity, and neighbouring streets;
- (g) where the position of the site is not clearly identifiable from such block plan, a key plan showing the position of the site;
- (h) a diagrammatic plan, with full dimensions and calculations, showing—
- (i) the height, volume and disposition of the building in accordance with regulations 17, 17A, 18, 19 and 20 of the Building (Planning) Regulations, 1956; and
 - (ii) any open space required, by regulations 22, 23 and 24 of the Building (Planning) Regulations, 1956, for the building;
- (i) plans showing structural details, together with one set of full calculations including, where necessary, stress diagrams, for—
- (i) any building works involving the structural use of steel or the structural use of reinforced concrete;
 - (ii) any retaining wall constructed of masonry or brickwork; or
 - (iii) any structure designed by calculation under any Code of Practice or By-laws of the London County Council permitted, for the time being, by regulations; and
- (j) in respect of any balcony, canopy, bridge or other projection over a street or unleased Crown land, plans showing clearly the nature and dimension of such projection;
- (k) details showing—
- (i) the area of usable floor space, which expression shall have the meaning assigned to it by regulation 3 of the Building

(G.N.A.
37/56).

(Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959; (G.N.A. 76/59).

(ii) the number and type of soil fitments and waste fitments to be provided in the building; and

(iii) the gross area of any balconies which project over a street or Crown land.

(2) In this regulation, the expressions "soil fitment" and "waste fitment" have the meaning assigned to them by the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959.

9. The plans set out hereunder are prescribed, for the purposes of the Ordinance and regulations, in respect of street works—

(a) a key plan showing the site of the private street or access road;

(b) a lay out plan;

(c) longitudinal sections, both vertical and horizontal;

(d) cross sections; and

(e) typical road sections.

10. The Building Authority may, where he considers it necessary, require additional plans, enlarged details, other documents and information regarding the supply of water, specifications of and the use of any special materials, or such other particulars as he may consider necessary.

11. Every plan submitted to the Building Authority for his approval shall be submitted in duplicate.

12. Every plan and all structural details, structural calculations and stress diagrams submitted to the Building Authority for his approval, except structural details and structural calculations required by regulation 77 of the Building (Construction) Regulations, 1956, to be prepared by a person qualified as an engineer, shall be signed by the authorized architect who prepared the same and such signature shall be deemed to be an assumption by such authorized architect of all responsibility for such plan, section, structural details or structural calculations, as the case may be.

13. (1) Plans and sections of building works shall be drawn to a scale of not less than one inch to every eight feet:

Provided that, in the case of very extensive building works, the Building Authority may accept plans drawn to a scale of not less than one inch to every sixteen feet.

(2) (a) Every key plan submitted in respect of street works shall be drawn to a scale of not less than one inch to every two hundred feet.

Prescribed plans in respect of street works.

Power of Building Authority to require additional plans, etc.

Plans to be submitted in duplicate.

Plans to be signed by authorized architect who prepared them.

(G.N.A. 38/56).

Scale of plans.

- (b) Every layout plan so submitted shall be drawn to a scale of one inch to every twenty feet.
- (c) Longitudinal sections so submitted shall—
- (i) if horizontal, be drawn to a scale of not less than one inch to every fifty feet; and
 - (ii) if vertical, be drawn to a scale of not less than one inch to every twenty feet.
- (d) Cross sections so submitted shall be drawn to a scale of not less than one inch to every twenty feet.
- (e) Typical road sections so submitted shall be drawn to a scale of not less than one inch to every four feet.
- (3) Every block plan shall be drawn to a scale of not less than one inch to every fifty feet.

Plans to be clear and material thereof.

14. (1) Every plan submitted to the Building Authority for his approval shall be drawn or reproduced in a clear and intelligible manner on suitable and durable material.

(2) Engineering drawings shall not be reproduced, for submission to the Building Authority, on ferro-prussic prints.

(3) Every plan shall be so coloured as to clearly differentiate existing work from new work and one part of any new work from the other parts thereof.

Power of Building Authority to refuse to accept plans.

15. The Building Authority may refuse to accept plans from two or more authorized architects in respect of works at the same premises.

Duties of authorized architect prior to submission of plans.

16. It shall be the duty of every authorized architect, prior to submitting any plans to the Building Authority for his approval, to—

- (a) make proper inquiries regarding the position and depth of any sewer to which any other drains or sewers are to be connected;
- (b) ascertain the requirements of any other authority in respect of any conditions with regard to the registration or licensing of any premises or the issue of any permit;
- (c) ascertain that the building works or street works will not contravene any condition contained in any Crown lease in respect of the lot on which such work is to be carried out; and
- (d) ascertain that the building works or street works will not contravene any approved or draft plan under the Town Planning Ordinance or any of the provisions of the Hong Kong Airport (Control of Obstructions) Ordinance, 1957.

(Cap. 131).

(27 of 1957).

Certificates.

17. Where any building works will involve the structural use of steel or the structural use of reinforced concrete, there shall be submitted, together with the plans showing the structural details, a certificate, in the prescribed form, signed by the authorized architect who prepared the plans of such building works.

Certificate to be submitted together with structural details. Form 10.

18. Where any building works consist of repairs, alterations or additions to any building, the authorized architect who has prepared the plans in respect of such building works shall, at the time such plans are submitted to the Building Authority for his approval, send to the Building Authority a certificate, in the prescribed form, that he has inspected such building and that it is, in his opinion, capable of bearing the loads and stresses which may be increased or altered in any way by reason of such repairs, alterations or additions.

Stability certificate. Form 11.

Notices.

19. Where an authorized architect who has prepared any plans or other details of any building works or street works, which have been submitted to the Building Authority for his approval, ceases, for any reason, to act on behalf of the person for whom such building works or street works are to be carried out, he shall, in writing, within seven days thereof, notify the Building Authority that he has so ceased to act.

Authorized architect who has prepared plans submitted to Building Authority to notify Building Authority if he ceases to be engaged.

20. Before the commencement of any building works or street works, the person for whom such building works or street works are to be carried out shall, in the appropriate prescribed form, notify the Building Authority of the name of the authorized architect and registered contractor appointed in respect thereof.

Building Authority to be notified of appointment of authorized architect and registered contractor. Forms 16 & 17.

21. Before the commencement of any lift works or escalator works, the person for whom such works are to be carried out shall, in the prescribed form, notify the Building Authority of the name of the registered lift contractor or registered escalator contractor appointed in respect thereof.

Building Authority to be notified of appointment of registered lift contractor or registered escalator contractor. Form 18.

22. (1) Where, in accordance with the provisions of the Ordinance, another authorized architect or registered contractor is appointed in respect of building works or street works or another registered lift contractor or registered escalator contractor is appointed in respect of lift works or escalator works, the person for whom the building works,

Building Authority to be notified on change of authorized architect, etc.

street works, lift works or escalator works, as the case may be, are being carried out shall, in writing, notify the Building Authority of the name of such authorized architect, registered contractor, registered lift contractor or registered escalator contractor within seven days of his appointment.

(2) Where a registered contractor appointed in respect of building works or street works or a registered lift contractor appointed in respect of lift works or a registered escalator contractor appointed in respect of escalator works has, during the carrying out of any such works, become unable or unwilling to act, such works shall cease until another registered contractor, registered lift contractor or registered escalator contractor, as the case may be, has been appointed and the Building Authority has been notified thereof in accordance with paragraph (1).

23. Where an authorized architect who has been appointed in respect of any building works or street works ceases, for any reason, to be so appointed, he shall, in writing, within seven days thereof, notify the Building Authority that he has so ceased to be appointed.

24. Where a registered contractor appointed in respect of building works or street works ceases, for any reason, to be so appointed, he shall, within seven days thereof, deliver to the authorized architect appointed in respect of the building works or street works for submission to the Building Authority in accordance with the provisions of regulation 39 notice, in the prescribed form, that he has so ceased to be appointed, and shall, in such form, certify that the building works or street works, as the case may be, carried out by him have been carried out in accordance with the provisions of the Ordinance and regulations.

25. The authorized architect appointed in respect of building works or street works shall, in the prescribed form, give to the Building Authority at least seven days' notice of the date upon which such works are to be commenced.

26. (1) Within seven days of the completion of any building works in respect of which he has been appointed, the registered contractor shall, in the form prescribed for building works resulting in a new building or not so resulting, as the case may be, certify that the new building has been erected or the building works carried out in accordance with the provisions of the Ordinance and regulations and shall, within the said seven days, deliver such certificate to the authorized architect appointed in respect of the building works.

Authorized architect to notify Building Authority if he ceases to be appointed.

Duties of registered contractor who ceases to be appointed. Form 19.

Building Authority to be notified of date of commencement of building works or streets works. Form 20.

Certificate to be given by registered contractor and authorized architect on completion of building works. Forms 21 & 22.

(2) Within fourteen days of the completion of any building works in respect of which he has been appointed, the authorized architect shall, in the form prescribed for building works resulting in a new building or not so resulting, as the case may be, delivered to him, in accordance with the provisions of paragraph (1), by the registered contractor appointed in respect thereof, certify that the new building has been erected or the building works carried out in accordance with the plans approved in respect thereof by the Building Authority, and that the new building or such building works, as the case may be, are in his opinion structurally safe and shall, within the said fourteen days, send such certificate to the Building Authority.

27. (1) Within seven days of the completion of any street works in respect of which he has been appointed, the registered contractor shall, in the prescribed form, certify that such works have been carried out in accordance with the provisions of the Ordinance and regulations and shall, within the said seven days, deliver such certificate to the authorized architect appointed in respect of the street works.

(2) Within fourteen days of the completion of any street works in respect of which he has been appointed, the authorized architect shall, in the prescribed form delivered to him, in accordance with paragraph (1), by the registered contractor appointed in respect thereof, certify that such works have been carried out in accordance with the plans approved in respect thereof by the Building Authority and shall, within the said fourteen days, send such certificate to the Building Authority.

28. Within fourteen days of the completion of any lift works or escalator works, the registered lift contractor or registered escalator contractor, respectively, appointed in respect thereof shall, in the prescribed form, certify that the lift works or escalator works have been carried out in accordance with the provisions of the Ordinance and regulations and shall, within the said fourteen days, send such certificate to the Building Authority.

29. Every authorized architect and registered contractor engaged to supervise and carry out, respectively, any work of emergency shall, within forty-eight hours thereof, certify, on the form prescribed for the purposes of section 10 of the Ordinance, that he has been so engaged.

Certificate to be given by registered contractor and authorized architect on completion of street works. Form 22.

Certificate to be given by registered lift contractor or registered escalator contractor on completion of lift works or escalator works. Form 24.

Certificate to be given by authorized architect and registered contractor engaged in respect of emergency work. Form 26.

PART IV.

Procedure in Connexion with Approval of Plans and Consent for Commencement of Building Works and Street Works.

Application for approval. Forms 8 and 9.

30. (1) Save as provided in regulation 34 application for the approval of plans of building works or street works shall be made in the prescribed form, and shall be accompanied by such documents as are required under these regulations.

(2) Any one or more of such plans may be submitted for approval separately.

(68 of 1955).

(3) The submission of further particulars or other plans consequent upon the refusal of the Building Authority to give his approval under paragraph (h) of subsection (1) or paragraph (f) of subsection (2) of section 9B of the Ordinance shall be deemed to be a fresh application in respect of the plans which the Building Authority had refused to approve.

Approval of plans.

31. (1) The approval of the Building Authority in respect of the plans submitted to him shall be signified by—

Form 12.

- (a) notice in writing in the prescribed form served on the person making application therefor; and
- (b) the stamping, signing and dating of one copy of such plans, other than structural calculations, which shall be returned to the authorized architect.

(2) The Building Authority may, upon application therefor, give separate approval for any one or more of the plans submitted.

(3) The period referred to in section 9A of the Ordinance in connexion with approval being deemed to have been given shall be twenty-eight days.

Application for consent to commence. Form 13.

32. Application for the consent of the Building Authority for the commencement of any building works or street works shown on any approved plans shall be made in the prescribed form.

Consent to commencement. Form 14.

33. (1) The consent of the Building Authority to the commencement of any building works or street works shall be signified by notice in writing in the prescribed form served on the person applying therefor.

(2) The Building Authority may give his consent to the commencement of any part of any building works the plans of which have been approved.

(3) The period referred to in section 9A of the Ordinance in connexion with consent being deemed to have been given shall be seven days.

34. (1) Where it is desired to alter or add to any building works or street works for the commencement of which consent has been given, application shall be made in writing to the Building Authority and shall be accompanied by—

Alterations or additions to building works and street works.

- (a) plans showing the alterations or additions; and
- (b) the prescribed consent form relating to the building works or street works.

(2) The provisions of section 9A of the Ordinance shall apply to such an application, and the period within which consent is to be deemed to have been given shall be twenty-eight days.

(3) The Building Authority may give his approval of plans submitted under this regulation and may consent to the commencement of the building works or street works shown therein, and he shall signify such approval and consent—

- (a) on the plans submitted in the manner prescribed by regulation 31; and
- (b) by adding such plans to the list of plans in the prescribed form of consent.

35. Where under the provisions of section 11 of the Ordinance the Building Authority renews his consent for the commencement of any building works or street works he shall endorse a note of such renewal on the prescribed form of consent relating to the building works or street works.

Consent to the resumption of suspended work.

PART V.

Duties of authorized architects and registered contractors appointed in respect of building works or street works.

36. The duties imposed, by the regulations in this Part, upon an authorized architect or a registered contractor appointed in respect of building works or street works shall be without prejudice to any duties imposed upon such architect or contractor by any other provision of the Ordinance or regulations.

Duties imposed by this Part not to prejudice any other duties imposed by Ordinance or other regulations.

Authorized architects.

37. The authorized architect appointed in respect of any building works or street works shall supply to the registered contractor appointed in respect thereof a copy, stamped, signed and dated, in accordance with regulation 31, by the Building Authority, of every plan approved by the Building Authority in respect of the building works or street works, as the case may be.

Duty of authorized architect to supply copy of plans of building works or street works to registered contractor.

Duty of authorized architect to supervise and inspect.

38. The authorized architect appointed in respect of any building works or street works shall give such periodical supervision and make such inspections as may be necessary to ensure that such works are being carried out in general accordance with the provisions of the Ordinance and regulations and with the plans approved in respect thereof by the Building Authority and with any order made or condition imposed, pursuant to any provision of the Ordinance or regulations in that behalf, by the Building Authority.

Duty of authorized architect to submit to Building Authority notice under regulation 25.

39. The authorized architect appointed in respect of any building works or street works shall submit to the Building Authority, within seven days of his receipt thereof, any notice to the Building Authority delivered to him, in accordance with the provisions of regulation 24, by the registered contractor appointed in respect thereof.

Fees in respect of additional inspection upon completion of building works or street works.

40. Where, on the completion of any building works or street works, more than one inspection thereof is, in the opinion of the Building Authority, necessary by reason of any contravention of the provisions of the Ordinance or regulations or by any incorrect information, the authorized architect appointed in respect thereof may be required to pay the prescribed fee in respect of every such additional inspection.

Registered contractors.

Duty of registered contractor to sign undertaking before commencement of work. Form 25.

41. (1) The registered contractor appointed in respect of any building works or street works shall, before the commencement of such works, sign and deliver to the Building Authority an undertaking in the prescribed form.

(2) Every such undertaking shall be deemed to be an assumption by the registered contractor of responsibility for strict compliance with provisions of the Ordinance and regulations.

Duty of registered contractor to keep approved plans on site.

42. The registered contractor appointed in respect of building works shall keep on the site of the building works, and shall produce to the Building Authority at such times as he requires, all plans of the building works supplied to him, in accordance with the provisions of regulation 37, by the authorized architect appointed in respect thereof.

Duty of registered contractor to supervise.

43. The registered contractor appointed in respect of building works or street works shall, during the carrying out thereof, give continuous supervision thereto to ensure that the building works or street works, as the case may be, are carried out in accordance with the provisions of the Ordinance and regulations and with the plans approved in respect thereof and with any order made or condition imposed, pursuant to any provision of the Ordinance or regulations in that behalf, by the Building Authority.

PART VI.

Fees and forms.

44. The fees set out in the Table hereunder are prescribed for Fees. the purposes of the Ordinance and regulations—

TABLE OF FEES.

	By whom payable.	Amount.
1. For inclusion in the architects' register of the name of an authorized architect.	Authorized architect.	\$25
2. For inclusion in the contractors' register of the name of a registered contractor.	Registered contractor.	\$25
3. For inclusion in the register of lift contractors of the name of a registered lift contractor.	Registered lift contractor.	\$25
4. For inclusion in the register of escalator contractors of the name of a registered escalator contractor.	Registered escalator contractor.	\$25
5. On the granting of a permit under section 29 of the Ordinance—		
(a) to project a balcony or balconies over a street or Crown land where—	Permittee.	
(i) the number of floors with balconies does not exceed 4;		\$3
(ii) the number of floors with balconies are more than 4, but does not exceed 10;		\$4
(iii) the number of floors with balconies are more than 10.		\$5
(b) to project a canopy or canopies over a street.	Permittee.	\$20 for each storey of the building from which a canopy or canopies project and for each street over which such canopy or canopies project.
6. For an examination under subparagraph (c) of paragraph (1) of regulation 4.	Applicant.	\$150
7. For the purposes of paragraph (2) of regulation 6.	Authorized architect.	\$100
8. For the purposes of regulation 35.	Authorized architect.	\$50
9. For the purposes of paragraph (5) of regulation 73 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959.	Registered contractor.	\$50
10. For a certified copy, issued under section 24A of the Ordinance, of any document.	Applicant.	\$25

Forms.
Schedule.

45. The forms in the Schedule are prescribed for use under the Ordinance and regulations.

PART VII.

Miscellaneous.

Duty of authorized architect who has prepared plans to supply to Building Authority such information as he may require.

46. Every authorized architect who has prepared any plans which have been submitted to the Building Authority for his approval shall supply to the Building Authority such information as he may require with regard to such plans or to the building works or street works shown thereon.

Duty of authorized architect, registered contractor, etc. to notify Building Authority of change of business address.

47. Every authorized architect, registered contractor, registered lift contractor and registered escalator contractor shall notify the Building Authority of any change in the address at which he carries on business, within fourteen days thereof.

Power of Building Authority to require new plans in certain cases.

48. Where several alterations have been made to the original design of a building and such alterations have been shown on amended plans submitted to the Building Authority for his approval, the Building Authority may require new plans to be delivered to him showing the building as it has been completed.

Notice under section 16 of Ordinance to be accompanied by plan.

49. Every notice under section 16 of the Ordinance shall be accompanied by a block plan showing the size and position of the building, the number of the lot on which it is erected and its relationship to adjoining buildings.

Building Authority to supply copy of Ordinance and regulations, etc. to every registered contractor.

50. The Building Authority shall supply to every registered contractor a copy of the Ordinance and regulations and of any additions, substitutions or amendments which may, from time to time, be made to either of them.

Rescission. (G.N.A. 36/56).

51. The Building (Administration) Regulations, 1956, are rescinded.

SCHEDULE.

[reg. 45.]

GOVERNMENT OF HONG KONG.

FORM 1.

BUILDINGS ORDINANCE, 1955.

Section 3.

Application for inclusion in the register of authorized architects.

....., 19.....

To the Building Authority.

I hereby apply to be included in the register of authorized architects.

1. Name and address in full:

2. Age: Date of birth: Nationality:

3. Professional Qualifications and date obtained.
.....
.....

4. Concise account of education and professional training, with the necessary dates, giving references to past and present employers, and a statement of the principal works on which the candidate has been engaged, and capacity in which he was employed on such works:
.....
.....
.....

5. Original Indenture, Articles or Agreement and specimen of applicant's designs and works to be submitted for examination:
.....
.....
.....

.....
Signature.

GOVERNMENT OF HONG KONG.

FORM 2.

BUILDINGS ORDINANCE, 1955.

Section 6.

Application for inclusion in the register of registered contractors.

....., 19.....

To the Building Authority.

I/We hereby apply to be included in the register of registered contractors.

1. Registered name of company or firm:
2. Registered address of company or firm:
3. Date of registration of company or firm as a building contractor.
4. Number of Business Registration Certificate (current certificate to be attached).
5. Full names and address of all directors or partners (active or inactive).
6. Name and address of bankers, persons, firms or guarantors, to whom reference may be made.
7. Names of principal technical staff and length of consecutive service with the company.
8. Address of office & telephone number(s).
9. Address of yard(s) & telephone number(s).

.....
Signature.

10. Recommendation by an authorized architect.

.....
Signature of authorized architect.

Date:

.....
Name of authorized architect in block letters.

GOVERNMENT OF HONG KONG.

FORM 3.

BUILDINGS ORDINANCE, 1955.

Section 6.

Certificate of registration of registered contractor.

Office of the Building Authority.

....., 19.....

Certificate No.:

I hereby certify that
of (address)
has/have been included in the contractors' register kept under section 6 of the Buildings Ordinance, 1955.

.....
pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 4.

BUILDINGS ORDINANCE, 1955.

Section 6.

Application for inclusion in the register of lift contractors.

....., 19.....

To the Building Authority.

I/We hereby apply to be included in the register of lift contractors.

1. Registered name of company or firm:
2. Registered address of company or firm:
3. Names of lift manufacturers whom applicant represents:
4. Qualifications and experience of applicant and/or names, qualifications and experience of technical staff.

.....
Signature.

GOVERNMENT OF HONG KONG.

FORM 5.

BUILDINGS ORDINANCE, 1955.

Section 6.

Certificate of registration of registered lift contractor.

Office of the Building Authority.

Certificate No.:, 19.....

I hereby certify that
 of (address)
 has/have been included in the register of lift contractors kept under section 6
 of the Buildings Ordinance, 1955.

pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 6.

BUILDINGS ORDINANCE, 1955.

Section 6.

Application for inclusion in the register of escalator contractors.

To the Building Authority.

I/We hereby apply to be included in the register of escalator contractors.

1. Registered name of company or firm:
2. Registered address of company or firm:
3. Names of escalator manufacturers whom applicant represents.
4. Qualifications and experience of applicant and/or names, qualifications and experience of technical staff.

Signature.

GOVERNMENT OF HONG KONG.

FORM 7.

BUILDINGS ORDINANCE, 1955.

Section 6.

Certificate of registration of registered escalator contractor.

Office of the Building Authority.

Certificate No.:, 19.....

I hereby certify that
 of (address)
 has/have been included in the register of escalator contractors kept under section 6 of the Buildings Ordinance, 1955.

pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 8.

BUILDINGS ORDINANCE, 1955.

Section 9.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 30.

Application for approval of plans of building works.

To the Building Authority.

I/We, (name of applicant in block letters)

apply for your approval of the plans submitted herewith.

2. The plans have been prepared by Mr.
 authorized architect, of (address of authorized architect)

Particulars of the building works—

- (a) Number and name of street and locality.
- (b) Lot number, with details of any section or subsection of the lot.

- (c) Width of street or streets upon which the building abuts or fronts.
- (d) The intended use of the building or parts thereof on completion of the building works.
- (e) Name and address of the owner.
- (f) Name and address of any duly authorized agent of the owner.
- (g) Number of any licence or permit relating to the proposed building works or site.
- (h) The date on which the tenure of the lot will expire in any case in which the unexpired portion of the lease is less than 10 years.
- (i) Details of any conditions of sale, any particular lease covenants affecting the height, design, type or use of the buildings which may be erected on this lot or permit area.

.....
Signature of applicant.

....., 19.....

.....
Signature of authorized architect.

....., 19.....

GOVERNMENT OF HONG KONG.

FORM 9.

BUILDINGS ORDINANCE, 1955.

Section 9.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 30.

.....
Application for approval of plans of street works.

....., 19.....

To the Building Authority.

I/We, (name of applicant in block letters)

 apply for your approval of the plans submitted herewith.

2. The plans have been prepared by Mr.
 authorized architect, of (address of authorized architect)

Particulars of the street works—

- (a) Locality.
- (b) Lot Number, with details of any section or subsection of the lot.
- (c) Width of street or streets from which access is to be obtained.
- (d) Whether the street works are for construction of an access road or a private street.
- (e) If an access road, state the number of residence or flats for which it is intended to provide access.
- (f) Name and address of the owner.
- (g) Name and address of any duly authorized agent of the owner.
- (h) Number of any licence or permit relating to the site.
- (i) The date on which the tenure of the lot will expire in any case in which the unexpired portion of the lease is less than 10 years.
- (j) Details of any conditions of sale and any particular lease covenants affecting the street works.

.....
Signature of applicant.

....., 19.....

.....
Signature of authorized architect.

....., 19.....

GOVERNMENT OF HONG KONG.

FORM 10.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 17.

.....
Certificate of authorized architect.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 17 of the Building (Administration) Regulations, 1959, I hereby certify that the structural details and calculations attached hereto have—

- * (a) been prepared under my supervision or direction.
- * (b) been prepared under the supervision or direction of
, as required by regulation 77 of the Building (Construction) Regulations, 1956.

I further certify that such structural details and calculations comply in all respects with the relevant provisions of—

- * (i) the London Building Bylaws, Memoranda and Regulations issued by the London County Council on the 1st day of January, 1938.
- * (ii) the London Building (Constructional) Byelaws, 1952, issued by the London County Council on the 1st day of January, 1953.
- (iii) the Buildings Ordinance, 1955, and regulations made thereunder.
- * (iv) Permit No., issued under section 29 of the Buildings Ordinance, 1955, dated

This certificate is subject to a modification * given/applied for in respect of regulations of the Building (Construction) Regulations, 1956.

.....
Signature of authorized architect.

* Delete whichever is inapplicable.

GOVERNMENT OF HONG KONG.

FORM 11.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 18.

.....
Certificate of authorized architect.
.....

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 18 of the Building (Administration) Regulations, 1959, I,, authorized architect, hereby certify that I have inspected the building known as (No. and name of street) on (Lot No./Permit Area No.) and in my opinion it is capable of bearing the loads and stresses which may be increased or altered in any way by reason of the building works shown on the accompanying plans.

.....
Signature of authorized architect.

GOVERNMENT OF HONG KONG.

FORM 12.

BUILDINGS ORDINANCE, 1955.

Section 9.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 31.

.....
Approval of plans.
.....

B.O.O. Ref. No.

To:
.....

Office of the Building Authority.

....., 19.....

The plans attached hereto, on which I have signified my approval, are hereby approved.

2. Your attention is drawn to subsection (2) of section 9 of the Buildings Ordinance, 1955, which provides that the giving by the Building Authority his approval to any plans shall not exempt any person from the necessity of obtaining the consent of the Building Authority to the commencement and carrying out of the works shown on such plans. This approval does NOT authorize the commencement or carrying out of any works.

.....
pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 13.

BUILDINGS ORDINANCE, 1955.

Section 9.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 32.

.....
Application for consent to the commencement and carrying out of building works or part of building works or of street works.
.....

....., 19.....

To the Building Authority.

I/We, (name of applicant in block letters) apply for your consent to the commencement and carrying out of the following works (here specify the type of work, e.g. building works or street works or, if the application is in respect of part only of building works, specify the part in respect of which the application is made)—
.....
at (No. and name of street)
on (Lot No./Permit Area No.)

GOVERNMENT OF HONG KONG.

FORM 16.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 20.

Notice of appointment of authorized architect.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 20 of the Building (Administration) Regulations, 1959, I/we, (name of person for whom building works or street works are to be carried out) hereby give you notice that I/we have appointed Mr., authorized architect, in respect of the works (here state whether building works or street works) to the carrying out of which you * gave/renewed your consent on 19..... Permit No. B.O.O. Ref. No.

.....
Signature.

I confirm that I have been appointed.

.....
Signature of authorized architect.

* Delete whichever is inapplicable.

GOVERNMENT OF HONG KONG.

FORM 17.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 20.

Notice of appointment of registered contractor.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 20 of the Building (Administration) Regulations, 1959, I/we, (name of person for whom building works or street works are to be carried out)

..... hereby give you notice that I/we have appointed registered contractor, of (address) in respect of the works (here state whether building works or street works) at (No. and name of street) on (Lot No./Permit Area No.) to the carrying out of which you * gave/renewed your consent on 19..... Permit No. B.O.O. Ref. No.

2. Number of registration certificate of the above registered contractor

.....
Signature.

I/We confirm that I/we have been appointed.

.....
Signature of registered contractor.

* Delete whichever is inapplicable.

GOVERNMENT OF HONG KONG.

FORM 18.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 21.

Notice of appointment of registered lift contractor or registered escalator contractor.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 21 of the Building (Administration) Regulations, 1959, I/we (name of person for whom lift works or escalator works are to be carried out) hereby give you notice that I/we have appointed registered lift contractor/registered escalator contractor, of (address) in respect of the lift works/escalator works which are to be carried out at (No. and name of street)

.....
Signature.

I/We confirm that I/we have been appointed.

.....
Signature of registered lift contractor/registered escalator contractor.

GOVERNMENT OF HONG KONG.

FORM 19.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 24.

*Notice from a registered contractor on ceasing to be appointed
in respect of building works or street works.*

To the Building Authority., 19.....

In accordance with the provisions of regulation 24 of the Building (Administration) Regulations, 1959, I/we registered contractor, of (address) hereby give you notice that I/we have ceased to be appointed in respect of the works (here state whether building works or street works) at (No. and name of street) on (Lot No./Permit Area No.), to the carrying out of which you gave your consent on 19..... Permit No. B.O.O. Ref. No.

I/We certify that the works carried out by me/us have been carried out in accordance with the provisions of the Buildings Ordinance, 1955 and regulations made thereunder.

.....
Signature of registered contractor.
....., 19.....

In accordance with the provisions of regulation of the Building (Administration) Regulations, 1959, I submit the above notice and certificate.

.....
Signature of authorized architect.
....., 19.....

GOVERNMENT OF HONG KONG.

FORM 20.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 25.

*Notice of date of commencement of building works or part
of building works or street works.*

To the Building Authority., 19.....

In accordance with the provisions of regulation 25 of the Building (Administration) Regulations, 1959, I hereby give you notice that the works (here state whether building works or street works) at (No. and name

of street)
on (Lot No./Permit Area No.) to the carrying out
of which you * gave/renewed your consent on 19.....
Permit No. B.O.O. Ref. No. will be
*commenced/resumed on 19.....

.....
Signature of authorized architect.

* Delete whichever is not applicable.

GOVERNMENT OF HONG KONG.

FORM 21.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 26.

*Certificate on completion of building works resulting in a new building
and application for permit to occupy such building.*

To the Building Authority., 19.....

In accordance with the provisions of regulation 26 of the Building (Administration) Regulations, 1959, I/we registered contractor, of (address) certify that the new building erected at (No. and name of street) on (Lot No./Permit Area No.) in respect of which you consented to the carrying out of building works on 19....., has been erected in accordance with the provisions of the Buildings Ordinance, 1955, and regulations made thereunder.

.....
Signature of registered contractor.
....., 19.....

Number of registration certificate

In accordance with the provisions of regulation 26 of the Building (Administration) Regulations, 1959, I authorized architect, of (address) certify that the above new building has been erected in accordance with the plans approved by you. (B.O.O. Ref. No.).

2. I request that a permit be issued to to occupy and use the said new building for the purposes stated below—

3. Total cost of the building works \$.....

.....
Signature of authorized architect.
....., 19.....

GOVERNMENT OF HONG KONG.

FORM 22.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulations 26 & 27.

Certificate on completion of building works not resulting in a new building or of street works.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 26/27 of the Building (Administration) Regulations, 1959, I/we registered contractor, of (address) certify that the works (here state whether building works or street works) carried out at (No. and name of street) on (Lot No./Permit Area No.), to the carrying out of which you gave your consent on 19..... Permit No. B.O.O. Ref. No. have been carried out in accordance with the provisions of the Buildings Ordinance, 1955, and regulations made thereunder.

..... Signature of registered contractor.

....., 19.....

Number of registration certificate

In accordance with the provisions of regulation 26/27 of the Building (Administration) Regulations, 1959, I authorized architect, of (address) certify that the above works have been carried out in accordance with the plans approved by you. (B.O.O. Ref. No.)

2. Total cost of the building works \$.....

..... Signature of authorized architect.

....., 19.....

GOVERNMENT OF HONG KONG.

FORM 23.

BUILDINGS ORDINANCE, 1955.

Section 12.

Permit to occupy a new building.

Permit No.

B.O.O. Ref. No.

To:

.....

Office of the Building Authority.

....., 19.....

I hereby permit the occupation of the new building (No. and name of street) on (Lot No./Permit Area No.) for the following purposes:—

.....

.....

.....

.....

.....

..... pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 24.

BUILDING (ADMINISTRATION) REGULATIONS, 1959.

Regulation 28.

Certificate on completion of lift works or escalator works.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 28 of the Building (Administration) Regulations, 1959, I/We registered lift contractor/registered escalator contractor, certify that the lift works/escalator works carried out by me/us at (No. and name of street) have been carried out in accordance with the provisions of the Buildings Ordinance, 1955 and regulations made thereunder.

..... Signature of registered lift contractor/registered escalator contractor.

GOVERNMENT OF HONG KONG.
FORM 25.
BUILDING (ADMINISTRATION) REGULATIONS, 1959.
Regulation 41.

Undertaking by registered contractor.

To the Building Authority., 19.....

I, registered contractor, having been appointed to carry out works (here state whether building works or street works) at (No. and name of street) on (Lot No./Permit Area No.) to the carrying out of which you * gave/renewed your consent on 19..... Permit No. B.O.O. Ref. No. hereby undertake, in accordance with the provisions of regulation 41 of the Building (Administration) Regulations, 1959, to carry out the above works in strict compliance with the Buildings Ordinance, 1955 and regulations made thereunder.

.....
Signature of registered contractor.

No. of Registration Certificate

* Delete whichever is inapplicable.

GOVERNMENT OF HONG KONG.
FORM 26.
BUILDINGS ORDINANCE, 1955.
Section 10.
BUILDING (ADMINISTRATION) REGULATIONS, 1959.
Regulation 29.

Notice to the Building Authority in respect of urgent works required as a result of an accident or an emergency.

To the Building Authority., 19.....

In accordance with the provisions of section 10 of the Buildings Ordinance, 1955, I/We hereby give notice that (here state date, place and nature of accident or emergency)

I/We have engaged Mr. authorized architect, to supervise and registered contractor, to carry out works (here state whether building works or street works) necessitated by the above accident or emergency.

.....
Signature of person for whom the work is to be carried out.

In accordance with regulation 29 of the Building (Administration) Regulations, 1959, I hereby certify that I have been engaged to supervise the above emergency works.

.....
Signature of authorized architect.

In accordance with regulation 30 of the Building (Administration) Regulations, 1959, I hereby certify that I have been engaged to carry out the above emergency works.

.....
Signature of registered contractor.

No. of Registration Certificate

GOVERNMENT OF HONG KONG.
FORM 27.
BUILDINGS ORDINANCE, 1955.
Section 17(1).
Order by the Building Authority.

Notice No.

B.O.O. Ref. No.

To:

Office of the Building Authority.

....., 19.....
Owner of (address of building)
I am of the opinion that the building known as (No. and name of street) on (Lot No.)
has been rendered dangerous/is liable to become dangerous.

2. In exercise of the powers vested in me by section 17 of the Buildings Ordinance, 1955, I hereby declare that such building is dangerous/liable to become dangerous and I hereby order you as owner to carry out, within a period expiring on the following works

.....
.....
.....

.....
pro. Building Authority.

N.B. Where any building works are required to be carried out in connexion with this order, the consent of the Building Authority must be obtained, in accordance with the provisions of the Buildings Ordinance, 1955, to the commencement and carrying out thereof.

GOVERNMENT OF HONG KONG.
FORM 28.
BUILDINGS ORDINANCE, 1955.
Section 16.

Notice to the Building Authority of intended material change in the use of a building.

..... 19.....
To the Building Authority.

In accordance with the provisions of section 16 of the Buildings Ordinance, 1955, I/We hereby give notice of intended material change in the use of the building known as (No. and name of street)

..... on (Lot No./Permit Area No.)
I attach hereto a block plan as required by regulation 49 of the Building (Administration) Regulations, 1959.

2. Particulars—

- (a) Name of occupier.
- (b) Description of present use.
- (c) Description of intended use.
- (d) Number of persons of each sex who will occupy the building after change of use.

3. State whether it is intended to carry out any building works.

.....
Signature.

Statement of capacity
in which signatory signs

GOVERNMENT OF HONG KONG.
FORM 29.
BUILDINGS ORDINANCE, 1955.
Section 29.

Application to the Building Authority for modification of and/or exemption from the provisions of the Buildings Ordinance, 1955 and/or regulations made thereunder.

....., 19.....
To the Building Authority.

Pursuant to the provisions of section 29 of the Buildings Ordinance, 1955, I hereby make application for a modification of and/or exemption from the provisions of—

(a) (here specify any sections of the Buildings Ordinance, 1955)

.....
.....

(b) (here specify any regulations made under the Buildings Ordinance, 1955)

.....
.....

2. I note hereunder the special circumstances in connexion with my proposals in support of this application—

.....
.....
.....
.....
.....
.....
.....
.....

.....
Signature.

GOVERNMENT OF HONG KONG.

FORM 30.

BUILDINGS ORDINANCE, 1955.

Section 29.

Permit under section 29.

Permit No.

B.O.O. Ref. No.

To:

Office of the Building Authority.

....., 19.....

In exercise of the powers vested in me by section 29 of the Buildings Ordinance, 1955, I hereby grant modification of and/or exemption from the provisions of—

.....
.....
.....

in respect of proposed works at (No. and name of street) on (Lot No./Permit Area No.)

2. This permit is granted subject to the following conditions:—

.....
.....
.....
.....
.....
.....
.....
.....

Building Authority.

GOVERNMENT OF HONG KONG.

FORM 31.

BUILDING (PLANNING) REGULATIONS, 1956.

Regulation 47.

Application for permit to erect a temporary building.

....., 19.....

To the Building Authority.

In accordance with the provisions of regulation 47 of the Building (Planning) Regulations, 1956, I/we hereby make application for permission to erect a temporary building at (No. and name of street) on (Lot No./Permit Area No.) in the position indicated on the accompanying plan.

- (a) Name and address of owner.
- (b) Description of intended use.
- (c) Estimated time for which proposed temporary building will be required.
- (d) Estimated number of persons of each sex who will occupy the proposed temporary building when erected.
- (e) Details of construction and of water closet and ablution facilities of proposed temporary building.

Signature of applicant.

GOVERNMENT OF HONG KONG.

FORM 32.

BUILDING (PLANNING) REGULATIONS, 1956.

Regulation 47.

Permit to erect a temporary building.

Permit No.

B.O.O. Ref. No.

To:

Office of the Building Authority.

....., 19.....

I hereby permit the erection of a temporary building at (No. and name of street) on (Lot No./Permit Area No.) in accordance with the plans submitted by Mr., authorized architect.

2. This permit is issued subject to the following conditions—
- the work shall be carried out in accordance with the provisions of Part VII of the Building (Planning) Regulations, 1956;
 - all precautions against fire shall be taken to the satisfaction of the Chief Officer, Fire Brigade;
 - the maximum number of persons to be accommodated shall be
 - this permit shall be returned to the above officer on expiry;
 - this permit may be cancelled at any time without compensation by the service of a notice in writing on the permittee by the Building Authority; and
 - upon expiry or cancellation of this permit, the temporary building shall be removed forthwith.
3. This permit is valid until

.....
pro. Building Authority.

GOVERNMENT OF HONG KONG.

FORM 33.

BUILDING (PLANNING) REGULATIONS, 1956.

Regulation 49.

Application for permit to erect a contractor's shed.

To the Building Authority,, 19.....

In accordance with the provisions of regulation 49 of the Building (Planning) Regulations, 1956, I/we hereby make application for a permit to erect contractor's shed, in connexion with building works to be carried out at (No. and name of street) on (Lot No./Permit Area No.) in the situation shown and as dimensioned on the accompanying plan.

- Estimated time for which the shed is required.
- Description of intended use.
- If intended for habitation state number of persons to be accommodated.
- Details of construction, latrine/water closet/and kitchen accommodation.

No. of Registration Certificate

.....
Signature of registered contractor.

.....
Address.

GOVERNMENT OF HONG KONG.

FORM 34.

BUILDING (PLANNING) REGULATIONS, 1956.

Regulation 49.

.....
Permit to erect a contractor's shed.

Permit No.

B.O.O. Ref. No.

To:

.....
 Office of the Building Authority.

....., 19.....

I hereby permit the erection of a contractor's shed at (No. and name of street) on (Lot No./Permit Area No.) in the position indicated on the plan submitted.

2. This permit is issued subject to the following conditions—

- the size of the shed is to be
- the work shall be carried out in accordance with the provisions of Part VII of the Building (Planning) Regulations, 1956;
- all precautions against fire shall be taken to the satisfaction of the Chief Officer, Fire Brigade;
- the maximum number of persons to be accommodated shall be
- this permit shall be handed to the person in charge of the work;
- this permit may be cancelled at any time without compensation by the service of a notice in writing on the permittee by the Building Authority; and
- upon expiry or cancellation of this permit, the contractors shed shall be removed forthwith.

3. This permit is valid until

.....
pro. Building Authority.

GOVERNMENT OF HONG KONG.
FORM 35.
BUILDING (PLANNING) REGULATIONS, 1956.
Regulation 60.

*Application for permit to erect hoardings, shoring,
scaffolding, platforms or gantries.*

To the Building Authority. 19.....

In accordance with the provisions of regulation 60 of the Building (Planning) Regulations, 1956, I/we hereby apply for a permit to erect * hoardings, shoring, scaffolding, platforms or gantries in connexion with building works to be carried out at (No. and name of street) on (Lot No./Permit Area No.) in the situation shown and as dimensioned on the accompanying block plan.

2. Estimated time for which the * hoardings, shoring, scaffolding, platforms or gantries, are required

.....
*Statement of capacity in which
signatory signs.*

.....
Signature of applicant.

Address

* Delete whichever is inapplicable.

GOVERNMENT OF HONG KONG.
FORM 36.
BUILDING (PLANNING) REGULATIONS, 1956.
Regulation 61.

Permit to erect hoardings, shoring, scaffolding, platforms or gantries.

Permit No.

B.O.O. Ref. No.

To:

Office of the Building Authority.

....., 19.....

I hereby permit the erection of * hoardings, shoring, scaffolding, platforms or gantries at (No. and name of street) on (Lot No./Permit Area No.) in the position indicated on the plan submitted.

2. This permit is issued subject to the following conditions—

- (a) the work shall be carried out in accordance with the provisions of Part IX of the Building (Planning) Regulations, 1956;
- (b) the permittee must inform the (here insert the China Light & Power Company Limited or the Hong Kong Electric Company Limited) in writing, at their main office, of his intention to erect a hoarding, shoring or scaffolding, 24 hours before work is commenced. Forms for this purpose will be provided at the Company's various offices;
- (c) the hoardings, shoring, scaffolding, platforms or gantries shall be removed immediately upon completion of work or expiry or cancellation of this permit;
- (d) this permit shall be handed to the person in charge of the work; and
- (e) this permit may be cancelled by the Building Authority at any time, without compensation, by the service of a notice in writing on the permittee.

3. This permit is valid until

.....
pro. Building Authority.

* Delete whichever is inapplicable.

L. J. ...
.....
Clerk of Councils.

COUNCIL CHAMBER,
27th November, 1959.

Explanatory Note.

*(This Note is not part of the regulations, but is intended
to indicate their general purport).*

These regulations rescind and replace the Building (Administration) Regulations, 1956. The provisions of the former regulations are retained and expanded to cover street works and lift and escalator works. Part IV is new and sets out the procedure for applying for and the granting of approval of plans and consent to commence works under section 9 of the Ordinance. The fees prescribed in regulation 44 for permitting a balcony to project over Crown land have been altered from \$200.00 per street to \$3.00 per square foot of gross area of balcony over Crown land where the number of floors with balconies does not exceed four, and rising to \$5.00 where the number of such floors exceeds ten. Opportunity has also been taken to amend some of the forms in the light of experience gained since they were introduced.

(Secretariat BL1/741/52)

BUILDING (REFUSE CHUTES) REGULATIONS, 1959.

ARRANGEMENT OF REGULATIONS.

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BUILDINGS ORDINANCE, 1955.
(No. 68 of 1955).

BUILDING (REFUSE CHUTES) REGULATIONS, 1959.

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

Citation and commencement.

1. These regulations may be cited as the Building (Refuse Chutes) Regulations, 1959, and shall come into operation on the 1st day of January, 1960.

Interpretation.

2. In these regulations, save where the context otherwise requires—

“approved” means approved by the Building Authority;

“container chamber” means the chamber into which a refuse chute discharges and in which refuse containers, if provided, are placed;

“hopper” means the fitment on a refuse chute into which refuse is placed and from which it is projected into the chute;

“open air” has the meaning assigned to it by regulation 2 of the Building (Planning) Regulations, 1956;

(G.N.A. 37/56).

“refuse container” means a receptacle in which refuse from a refuse chute may be stored.

Refuse chute to be vertical, etc.

3. (1) Every refuse chute shall—

- (a) save as provided in regulation 4, be vertical; and
- (b) terminate at its lower level in a container chamber.

(2) The top of every refuse chute shall be not less than twelve inches above the top of the highest hopper.

No bends or offsets in any refuse chute.

4. (1) Save at the foot of any refuse chute, or above the level of the highest hopper, no refuse chute shall have a bend or offset therein.

(2) Where any refuse chute has an offset at the foot thereof, such offset shall—

- (a) have a slope of not less than 60° to the horizontal; and
- (b) be constructed of replaceable galvanized steel of not less than 12 Standard Wire Gauge.

Lining and internal size of refuse chutes.

5. Every refuse chute shall—

- (a) be lined with glazed ware or other impervious tubes; and
- (b) have an internal diameter of not less than eighteen inches.

6. The walls of every refuse chute shall be constructed of solid brick or concrete, not less than four inches thick, exclusive of any lining. Walls.

7. Every refuse chute shall be provided at its lower end with a galvanized steel shutter so constructed as to enable the chute to be closed when necessary. Refuse chute to be provided with shutter.

8. (1) Every refuse chute shall be provided at the top thereof with a ventilating pipe. Ventilating pipe for refuse chute.

(2) Every such ventilating pipe shall—

(a) have an internal area of not less than seventy square inches; and

(b) be carried up from the top of the chute to a height, above the roof of the building, of not less than three feet.

(3) (a) The end of every such ventilating pipe shall be provided with a grating or grille having apertures of an aggregate area not less than the sectional area of the pipe.

(b) The least dimension of every such aperture shall be not more than half an inch.

9. (1) Every refuse chute shall be provided, above the level of the highest hopper, with an access opening, not less than nine inches in diameter, for the inspection and cleansing of the chute. Inspection and cleansing of refuse chute.

(2) Every such access opening shall be provided with a close fitting metal cover.

10. (1) The internal surface of every refuse chute shall be smooth and impervious and shall be formed of or lined with glazed ware or other approved material. Construction of internal surface of refuse chute.

(2) Where such surfaces are formed of or lined with pipes, the pipes shall be—

(a) jointed in—

(i) cement mortar in the proportion of one volume of cement to one volume of sand; or

(ii) other approved material; and

(b) securely and solidly bedded into the walls of the chute.

11. Every hopper shall be situated in a place permanently ventilated to the open air. Situation of hopper.

12. (1) The mouth of every hopper shall have a clear opening having dimensions not less than ten inches by six inches and not more than fourteen inches by ten inches. Construction of hoppers.

- (2) Every hopper shall be so constructed—
 (a) that it will remain only in a completely closed or completely open position and will not open of its own accord; and
 (b) as to prevent the escape of dust or fumes when it is closed and when it is open.

(3) Every hopper and frame shall be so constructed as to prevent refuse becoming lodged therein.

(4) Every hopper and frame shall be constructed of mild steel plate, galvanized after manufacture, of not less than 12 Standard Wire Gauge, or other approved material.

(5) The inner plate of every hopper shall project downward at an angle of not less than 45° to the horizontal when the hopper is closed.

Hopper recess.

13. The recess into which any hopper is fitted shall be of a size adequate to house the frame and the moving parts of the hopper so that no part of the frame or hopper projects into the chute.

Junction of hopper with chute.

14. The junction of every hopper with the chute shall be so made as to provide a continuous smooth and impervious surface.

Access to container chamber for emptying refuse containers.

15. (1) Every container chamber shall be so situated that ready access thereto can be obtained for the purpose of removing the refuse containers.

(2) Where access to any container chamber is obtained along a passage or alley, or in a similar way, the passage, alley or other way shall be not less than five feet in width and shall be without steps and paved.

Container chamber to be fully enclosed save for door, etc.

16. Save for the access door provided in accordance with regulation 20, the opening for the chute and any opening for a hopper, there shall be no openings in any container chamber.

Container chamber to have one external wall.

17. Not less than one of the walls of every container chamber shall be an external wall.

Size of container chamber.

18. (1) No container chamber shall have—
 (a) an internal area of less than thirty-five square feet; or
 (b) any dimension less than five feet.

(2) The height, measured to the ceiling, of every container chamber shall, throughout the chamber, be not less than six feet six inches.

Construction of container chamber.

19. (1) Every container chamber shall be constructed of—
 (a) brickwork;
 (b) concrete; or

(c) other approved material.

(2) The whole of the internal faces of the walls of every container chamber shall be lined with glazed bricks, glazed tiles or other approved material.

(3) The ceiling of every container chamber shall be rendered in cement and finished with a smooth surface.

(4) The floor of every container chamber shall be—

- (a) constructed of concrete grade III not less than four inches thick;
 (b) laid to fall towards the gully provided in accordance with regulation 21;
 (c) finished with quarry tiles or other approved hard impervious material.

(5) In every container chamber the junction of the floor with the walls shall be coved.

20. (1) Every container chamber shall be provided with a close fitting steel door.

(2) Every such door shall—

- (a) be situated in an external wall of the container chamber;
 (b) have a height of not less than six feet;
 (c) have a width of not less than four feet; and
 (d) be provided with a lock or other means of preventing unauthorized persons obtaining access to the container chamber.

(3) The internal surface of the door shall be without projections.

21. (1) Every container chamber shall be provided, in the floor thereof, with an outlet drain.

(2) Every such drain shall be—

- (a) provided with a grating; and
 (b) connected, by means of a pipe having an internal diameter of not less than four inches, to a back inlet trapped gully.

(3) Every such gully shall be—

- (a) situated in a position immediately outside the container chamber; and
 (b) fitted with a cover, which shall be airtight, to provide access to the gully for inspection and cleaning.

(4) Every such gully shall be connected to a drain provided for the carriage of foul water.

(5) For the purposes of this regulation, the expression "foul water" shall have the meaning assigned to it by the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959. (G.N.A. 76/59).

Access door to container chamber and construction thereof.

Drainage of container chamber.

Container chamber to have water supply point.

22. (1) For the purpose of cleaning the same, there shall be provided, in every container chamber, a water supply point.

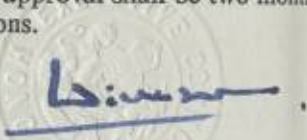
(2) Such water supply point shall be connected to the supply of water provided for flushing the soil fitments in the building for which the refuse chute is provided.

(G.N.A. 76/59).

(3) For the purposes of this regulation, the expression "soil fitment" shall have the meaning assigned to it by the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959.

Prescribed period for purposes of section 26A of the Ordinance. (68 of 1955).

23. For the purposes of subsection (1) of section 26A of the Ordinance, the period within which plans of building works must be submitted to the Building Authority for his approval shall be two months from the commencement of these regulations.



Clerk of Councils.

COUNCIL CHAMBER,
27th November, 1959.

Explanatory Note.

(This Note is not part of the regulations, but is intended to indicate their general purport).

These are entirely new regulations. They are of a technical nature and deal with the design and construction of refuse-chutes.

(Secretariat BL1/741/52)

BUILDINGS ORDINANCE, 1955.

(No. 68 of 1955).

**BUILDING (LIFTS AND ESCALATORS)
(INTERPRETATION AND APPLICATION) REGULATIONS, 1959.**

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

1. These regulations may be cited as the Building (Lifts and Escalators) (Interpretation and Application) Regulations, 1959, and shall come into operation on the 1st day of January, 1960.

Citation and commencement.

2. In the Ordinance and regulations, save where the context otherwise requires—

Interpretation, for purposes of Ordinance and regulations, of expression "lift".

"lift" means a lifting machine or appliance having a car or platform, the direction of movement of which is restricted by a guide or guides.


3. The Ordinance and regulations shall apply to every lift other than—

Lifts to which Ordinance and regulations apply.

- (a) a lift installed in any building belonging to the Crown or to the Government;
- (b) a lift installed in any building upon any land vested in any person on behalf of Her Majesty's naval, military or air force services;
- (c) a lift installed in any building which belongs wholly to the Government of a foreign country and which is used exclusively or mainly for the purposes of the official business of the consular officer of such government;
- (d) a lift or hoist used solely for the stacking, loading or unloading of goods or materials or for the raising of motor vehicles and which does not pass through any floor;
- (e) a lift or hoist used for the carriage solely of goods or materials, which does not pass through any floor, and in the case of which the height of travel does not exceed twelve feet;
- (f) a skip hoist or hoist used mainly for charging furnaces or similar appliances;
- (g) a hoist used solely for lifting or feeding material directly into a machine;
- (h) a ramp connected with any wharf or pier;

- (i) an amusement device;
- (j) a stage or orchestra lift;
- (k) a lift or hoist provided, in connexion with any building which is being constructed, for the use solely of persons employed in the construction thereof or for carrying materials used therein; and
- (l) a belt, bucket, scoop or roller conveyor and any similar machine.
4. The Ordinance and regulations shall apply to every escalator other than—
- (a) an escalator installed in any building belonging to the Crown or to the Government;
- (b) an escalator installed in any building upon any land vested in any person on behalf of Her Majesty's naval, military or air force services; and
- (c) an escalator installed in any building which belongs wholly to the government of a foreign country and which is used exclusively or mainly for the purposes of the official business of the consular officer of such government.

Escalators
to which
Ordinance
and regula-
tions apply.


Clerk of Councils.

COUNCIL CHAMBER,
27th November, 1959.

Explanatory Note.

(This Note is not part of the regulations, but is intended to indicate their general purport).

In the Buildings Ordinance, 1955 as amended by the Buildings (Amendment) Ordinance, 1959, the term "lift" is defined as "a lift to which this Ordinance is, by regulations, made to apply and has the meaning assigned to it by regulations." These regulations set out the lifts and escalators to which the Ordinance and regulations are to apply.

(Secretariat BL1/741/52)

BUILDING (ESCALATORS) REGULATIONS, 1959.

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BUILDINGS ORDINANCE, 1955.
(No. 68 of 1955).

BUILDING (ESCALATORS) REGULATIONS, 1959.

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

Citation and commencement.

1. These regulations may be cited as the Building (Escalators) Regulations, 1959, and shall come into operation on the 1st day of January, 1960.

Interpretation.

2. In these regulations, save where the context otherwise requires—

(G.N.A. 38/56).

“compartment of a building” means any volume, or floor area in one storey, in any building assessed as a unit for the purposes of Table XVI in the Building (Construction) Regulations, 1956;

“elements of construction” means any floor, beam or column;

“F.R.P.” means the period for which the element of construction is capable of resisting the action of fire when tested in accordance with British Standard Specification 476:1932 or as specified in Schedule VI of the London County Council London Building (Constructional) By-Laws, 1952;

“governor” means an automatic device which will cause the supply of power to the driving machine of an escalator to be cut off in the event of the escalator exceeding a predetermined safe speed;

“machine brake” means an automatic brake designed to stop an escalator when a stop switch or the governor or the device required by regulation 28 is operated;

“rated load” means the maximum load which an escalator is designed to carry;

“rated speed” means the speed of an escalator measured along the angle of inclination;

“stop switch” means a switch so designed that, when operated, it will cause the supply of power to the driving machine of an escalator to be cut off.

Certain escalators to be enclosed by walls, etc.

3. (1) (a) Save as provided in paragraph (2), every escalator which serves more than one compartment of a building or more than two floors of a building, shall be enclosed by walls.
(b) Every such wall shall have an F.R.P. of not less than the longer period required for the elements of construction in any

compartment of the building so served or for the elements of construction of the compartment of the building in which such floors are.

(2) Any such escalator need not be so enclosed where the whole of the compartments or floors served thereby and the escalator well are provided with an adequate sprinkler system.

4. Where a door is provided in any wall enclosing an escalator, the door and the frame thereof shall have an F.R.P. of not less than half an hour.

Doors in walls enclosing escalator.

5. (1) Where borrowed lights are provided in any wall enclosing an escalator—

Borrowed lights in walls enclosing escalator.

(a) the area of such lights shall be not more than one-fifth of the total area of the wall; and

(b) the lights shall be glazed with a quarter inch wired glass or covered with glass bricks or blocks.

(2) Where any such lights are glazed with wired glass—

(a) the area of any one pane of glass shall be not more than four square feet; and

(b) the frame of the lights shall be constructed of—

(i) hardwood, having no dimension, in section, less than one and three quarter inches; or

(ii) steel.

(3) Where any such lights are covered with glass bricks or blocks—

(a) the area of the panels shall be not more than forty square feet; and

(b) there shall be provided, on each side and on top thereof an expansion joint of not less than half an inch.

6. The sides and undersides of every escalator and any space in which therefor is installed shall be enclosed by materials having an F.R.P. of not less than half an hour.

Escalator and machinery space to be enclosed.

7. (1) A means of access shall be provided, for the purposes of inspection and maintenance, to the interior of every escalator and to any space in which machinery therefor is installed.

Access to escalator machinery space for inspection and maintenance.

(2) Every such means of access shall be provided with a door having an F.R.P. of not less than half an hour.

8. (1) There shall be provided, in the upper part of every escalator, in a position approved by the Chief Officer of the Fire Brigade, an access panel.

Access panel to be provided.

(2) No dimension of any such panel shall be less than nine inches.

Truss and girders.

9. The truss or girder of every escalator shall be—

- (a) of sufficient strength to support the stairs and running gear of the escalator when the same are in use; and
- (b) such that, in the event of any failure of the track in which the running gear operates, it will retain such gear in the guides provided therefor.

Tracks for wheels of stairs.

10. The tracks, in which the wheels of the stairs of an escalator run, shall be so designed as to prevent such stairs or the running gear from becoming displaced in the event of the breaking of a step chain.

Factors of safety.

11. (1) The factor of safety for all structural members of every escalator shall be not less than five.

(2) The factor of safety for every part of the driving machine of every escalator shall—

- (a) if such part is constructed of steel or bronze, be not less than eight; and
- (b) if such part is constructed of cast iron or any other material, be not less than ten.

(3) The factor of safety for the power transmission members of every escalator shall be not less than ten.

(4) The factor of safety shall, in every case, be based on the static load.

Ventilation of space in which driving machine, etc. installed.

12. (1) Any space in which the driving machine or controls of any escalator are installed shall be ventilated by means of a vent.

(2) The area of any such vent shall not exceed two square feet.

Illumination of machinery space.

13. (1) Any space in which any machinery provided for an escalator is installed shall be provided with adequate artificial lighting.

(2) The switch by which such lighting is operated shall be situated adjacent to the door provided to give access to such space.

Escalator to have balustrade.

14. Every escalator shall be provided, on each side of the stairs thereof, with a solid balustrade which shall, on that side facing the stairs of the escalator, be smooth and substantially without projections.

Balustrade to have hand rails.

15. Every such balustrade shall be provided with a hand rail which shall be so designed as to move in the same direction and at substantially the same speed as the escalator.

Prohibition of glass panels in balustrade.

16. No such balustrade shall have any glass panels therein.

17. (1) Subject to the provisions of paragraph (2), the width between the balustrades of any escalator shall, at a level twenty-seven inches above the nose line of the tread surface of the stairs of the escalator, be not less than twenty-two inches nor more than forty-eight inches.

Width of escalator between balustrades.

(2) The width at such level shall not, in any case, exceed the width between the balustrades, at the level of the tread surface of the stairs, by more than thirteen inches.

18. (1) Every stair of an escalator shall be such that the width, in the direction of travel, from the face of one riser to the face of the next riser, is not less than fifteen and three quarter inches.

Stairs.

(2) The rise of any such stair shall be not more than eight and a half inches.

(3) The width of any such stair shall be not less than sixteen inches.

(4) The clearance between every two such stairs shall be such that, on the horizontal run thereof, the distance between them is not more than five-thirty-seconds of an inch.

19. (1) The stairs of every escalator shall be illuminated throughout their travel.

Illumination of stairs.

(2) The intensity of the light on the tread surface of the stairs shall be not less than five lumens per square foot.

20. (1) The tread surface of every stair of an escalator shall be slotted in a direction parallel with the direction in which the escalator travels.

Tread surface of stairs to be slotted, etc.

(2) Every such slot shall be not more than a quarter inch in width and not less than three-eighth inch in depth, and the distance from centre to centre of adjoining slots shall be not more than three-eighth inch.

21. (1) There shall be provided, at the entrance to and exit from every escalator, a combplate.

Combplates.

(2) Every such combplate shall be such that—

- (a) it is adjustable both horizontally and vertically; and
- (b) sections forming the same are readily removable in case of emergency.

(3) The teeth of every combplate shall be so meshed with and set into the slots of the tread surface of the stairs of the escalator that the points of such teeth are always below the upper surface of such tread surface.

22. No escalator shall have an angle of inclination exceeding 30° from the horizontal.

Angle of inclination.

Rated load. 23. The rated load of every escalator shall be calculated by means of the formula herein set out where W = the width of the stair tread in inches and A = the horizontal distance in feet between the teeth of the upper and lower combplates.

$$\text{Rated load} = 4.6 \text{ WA pounds.}$$

Rate of speed. 24. The rate of speed of any escalator shall be not more than one hundred and twenty-five feet per minute measured along the angle of inclination.

Starting switches. 25. The starting switch of every escalator shall be—
(a) operated by a key; and
(b) situated in such a position that any person operating the same is able to see the escalator.

Machine brakes. 26. (1) Every escalator shall be provided with a machine brake.
(2) Every such brake shall be capable of stopping the escalator with full rated load thereon.

Governors. 27. (1) Every escalator shall be provided with a governor.
(2) The speed of the escalator at which the governor is designed to operate shall, in no case, be more than forty *per cent* greater than the rated speed of the escalator.

Device to be provided in case step chain breaks. 28. Every escalator shall be provided with an automatic device which will cause the supply of power to the driving machine of the escalator to be cut off in the event of the breaking of a step chain.

Device to be provided in case drive chain breaks. 29. Where the driving machine of an escalator is connected to the main drive shaft by means of a chain, there shall be provided an automatic device which will cause the brake provided for such shaft to be applied in the event of the breaking of the chain.

Emergency stop switches. 30. (1) Every escalator shall be provided with stop switches for use on occasions of emergency.

(2) One such stop switch shall be situated at or near the upper landing of the escalator and the other at or near the lower landing thereof.

- (3) Every such stop switch shall—
(a) be operated by means of a button;
(b) be such that the driving machine of the escalator cannot be started thereby; and
(c) have clearly marked thereon, in English and Chinese, the words "STOP SWITCH".

31. (1) Where an escalator is installed in any building, it shall be in addition to—

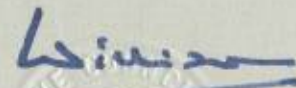
- (a) any staircase required by regulation 35 of the Building (Planning) Regulations, 1956; and
(b) the means of escape in case of fire and second staircase required by regulation 37 of the Building (Planning) Regulations, 1956.

(2) An escalator shall not be a staircase, passage or other normal means of egress for the purposes of regulation 39 of the Building (Planning) Regulations, 1956.

32. For the purposes of subsection (1) of section 26A of the Ordinance, the period within which plans of escalator works must be submitted to the Building Authority for his approval shall be two months from the commencement of these regulations.

Escalator to be an addition to staircases or means of escape in case of fire, etc. (G.N.A. 37/56).

Prescribed period for purposes of section 26A of the Ordinance. (68 of 1955).



COUNCIL CHAMBER,
27th November, 1959.

Clerk of Councils.

Explanatory Note.

(This Note is not part of the regulations, but is intended to indicate their general purport).

These are entirely new regulations of a technical nature. They lay down requirements for the planning and design of escalators and for their installation in building works.

(Secretariat BL1/741/52)

BUILDING (LIFTS) REGULATIONS, 1959.

ARRANGEMENT OF REGULATIONS.

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BUILDINGS ORDINANCE, 1955.

(No. 68 of 1955).

BUILDING (LIFTS) REGULATIONS, 1959.

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

PART I.

Preliminary.

1. These regulations may be cited as the Building (Lifts) Regulations, 1959, and shall come into operation on the 1st day of January, 1960. Citation and commencement.

2. In these regulations, save where the context otherwise requires— Interpretation.

“approved” means approved by the Building Authority;

“counterweight” means a weight or series of weights provided to counterbalance the weight of the car and part of the rated load of a lift;

“F.R.P.” means the period for which the element of construction is capable of resisting the action of fire when tested in accordance with British Standard Specification 476: 1932 or as specified in Schedule VI of the London County Council London Building (Constructional) By-laws, 1952;

“governor” means an automatic device which operates the safety gear in the event of a lift or counterweight exceeding a predetermined speed in the downward direction;

“open air” means a space which—

(a) is vertically uncovered and unobstructed;

(b) is not less, in any horizontal dimension, than five feet; and

(c) where such space is enclosed on four sides, has a horizontal area of not less than one square foot for every two feet of the mean height of the walls enclosing the space;

“rated load” means the load which a lift is designed to carry at the rated speed;

“rated speed” means the mean of the maximum speeds attained by a lift in the upward and downward direction with full rated load;

“safety gear” means a mechanical device which, when operated, stops the car of a lift, or a counterweight, and holds the car or counterweight to the guides;

"safety rope" means a rope, attached to a car or counterweight, which operates the safety gear provided for the lift or counterweight, in the event of a failure of all the suspension ropes or their attachments;

"service lift" means a lift, used or intended to be used exclusively for carrying goods, having a rated load of not more than five hundredweight and a car in which the area of the floor is not more than nine square feet and whose height is not more than four feet;

"stop push" and "stop switch" mean a push button or switch, respectively, designed to open the control circuit of a lift and so cause the lift to stop.

3. Save insofar as provision is made therefor in these regulations, every lift and any machinery and mechanism connected therewith shall be designed and constructed in accordance with the current relevant British Standard Code of Practice or Specification.

PART II.

General.

4. Save as otherwise provided, the provisions of this Part of these regulations shall apply to all lifts.

5. Every liftway and lift pit, the walls enclosing any lift well and every room provided for housing the machinery and other equipment for any lift shall be such as to provide adequate clearance for the safe operation of the lift and the machinery and other equipment provided therefor.

6. Nothing, other than a lift and such machinery connected therewith as may be necessary, shall be installed or accommodated in a liftway.

7. Not more than four lifts shall be accommodated in one liftway.

8. (1) Every liftway shall, except for the openings for doors and ventilation, be completely enclosed.

- (2) The walls so enclosing any liftway shall—
- be of sufficient strength to support the lift guides; and
 - have an F.R.P. of not less than two hours.

9. (1) Save as provided in paragraph (2) and subject to the provisions of paragraph (3), the inner surface of that wall, enclosing a liftway, which faces the entrance to the car of the lift shall, so far as practicable, form a smooth continuous surface, without projections or recesses.

Application of British Standard Code of Practice or Specification.

Application of Part II.

Clearance for safe operation of lifts.

Liftway exclusively for lift and machinery.

Restriction of number of lifts in one liftway.

Liftway to be enclosed, etc.

Wall of liftway facing car to be without projections or recesses.

(2) Where a projection or recess is unavoidable, such projection or recess shall be splayed, on its underside, to an angle of 75° from the horizontal.

(3) Where the lift installed in any liftway is fitted with a levelling device, the inner surface of such wall shall, for a distance not less than the aggregate of the depths of the levelling zone and the distance which the lift is capable of travelling of its own momentum when the power is cut off, without exception, form a smooth continuous surface without projections or recesses.

10. (1) (a) Every liftway shall be ventilated, at the top thereof, by means of a vent to the open air. Ventilation of liftway.

(b) Every such vent shall be situated—

(i) in a position, in one of the walls enclosing the liftway, above the level of the roof of the building and directly below the floor at the top of the liftway; or

(ii) subject to the provisions of sub-paragraph (c), in the floor at the top of the liftway.

(c) Where any such vent is situated in the floor at the top of the liftway, there shall be provided in the walls or roof of the room provided for housing the machinery and other equipment provided for the lift, openings having an area not less than the area of such vent.

(d) The open area of every such vent shall be not less than one and a half square feet for every lift installed in the liftway.

(2) (a) Every liftway shall be ventilated, at the bottom thereof, by means of a vent, of adequate size, situated in any position below the level of the lowest landing.

(b) Where any such vent does not open to the open air, it shall be covered with double fine brass wire gauze having a mesh of not less than twenty-eight to the lineal inch.

11. Where any liftway terminates elsewhere than on or in the ground, the floor of the lift pit shall be of fire resisting construction and shall have an F.R.P. of not less than two hours. Liftway terminating elsewhere than on or in ground.

12. Where any part of any building below any liftway is used or likely to be used by any person—

(a) the counterweight, as well as the car, shall be provided with a safety gear; and

(b) the floor of the lift pit shall be so constructed as to be capable of withstanding the impact of the car of the lift with full rated load or the impact of the counterweight, when either

Special provisions for case where part of building below liftway is used or likely to be used to any person.

is descending at its rated speed or, where the safety gear provided for the lift or counterweight is operated by a governor, at the governor tripping speed.

Lift pit to be provided, etc.

13. (1) There shall be provided, at the bottom of every liftway, below the level of the lowest lift landing, a lift pit.

(2) Every such lift pit shall —

- (a) be of such depth that, when the car of the lift has completely depressed the buffers, there is a clearance of not less than two feet between the lowest part of the car, and any projections on the bottom of such car, and the floor of the pit; and
- (b) save where it terminates elsewhere than on or in the ground, be of waterproof construction.

Illumination of lift pit and provision of stop switch.

14. There shall be provided for every lift pit—

- (a) adequate artificial illumination, which shall be operated by a switch; and
- (b) a stop switch, which shall be situated—
 - (i) so as to be accessible from the place at which access to the lift pit is obtained; or
 - (ii) in such other position as the Building Authority may approve.

Ladder to be provided in lift pit in certain cases.

15. (1) Where the floor of any lift pit is more than four feet six inches below the level of the lowest entrance to the liftway, a fixed ladder shall be provided.

(2) Every such ladder shall be—

- (a) vertical; and
- (b) constructed of incombustible material.

Guard rails in lift pit.

16. Where more than one lift is installed in one liftway and there is a difference of more than one foot in the levels of the floors of the lift pits, adequate guard rails shall be provided.

Counterweight to be screened.

17. Every counterweight shall, from a height of twelve inches above the floor of the lift pit to a height not less than seven feet above such floor, be enclosed by a screen.

Situation of counterweight.

18. Every counterweight shall be situated in the liftway in which the lift for which it is provided, is installed.

19. (1) Guides shall be provided to guide the car of every lift and every counterweight throughout its travel. Guides.

(2) Every such guide shall—

- (a) be of adequate length and rigid construction;
- (b) have machined guide surfaces; and
- (c) be so jointed and fixed to the guide brackets that it cannot deflect more than a quarter inch in normal conditions.

20. (1) Guide brackets shall be provided at intervals of not more than twelve feet and shall be embedded into the walls enclosing the liftway or fixed to such walls by bolts embedded into such walls. Guide brackets.

(2) Wood or fibre blocks or plugs shall not be used for securing any guide bracket.

21. (1) A room shall be provided in connexion with every lift for housing the machinery and other equipment therefor. Machine room.

(2) Every such room shall—

- (a) save where it is provided in connexion with a service lift, have a clear height of not less than seven feet;
- (b) be provided with adequate lighting and ventilation; and
- (c) be so constructed as to allow convenient access to the machinery and other equipment housed therein and as to enable such machinery or equipment to be removed therefrom.

(3) Every part of the floor of every such room shall be of adequate strength to support the heaviest unit of machinery or other equipment housed therein.

(4) The floor of every such room shall have an F.R.P. of not less than two hours.

(5) The walls and roof of every such room shall be constructed of—

- (a) brick;
- (b) concrete; or
- (c) other approved material.

(6) Where, in any such room, there is a difference, exceeding two feet, in the level of the floor thereof, adequate guard rails and a ladder shall be provided at any place where the level so changes.

(7) The door of every such room shall—

- (a) be self closing;

- (b) be provided with a spring-type lock so designed as to enable the door to be opened, without a key, from inside the room, and
- (c) save where it opens onto the roof of the building, have an F.R.P. of not less than half an hour.

Penthouses, etc. for pulleys or similar machinery.

22. Any penthouse or similar room in which overhead pulleys or similar machinery for any lift are housed shall—

- (a) have a clear height of not less than four feet; and
- (b) be provided with safe and convenient means of access and adequate artificial lighting.

All equipment for lift to be supported to prevent displacement.

23. Every machine, pulley, governor and similar equipment connected with any lift shall be so supported and held as to prevent it from becoming loose or being displaced.

Strength of supporting beams and slabs and calculation of load to be supported.

24. (1) Every supporting beam or slab shall be of sufficient strength to support a total load calculated in accordance with paragraph (2).

(2) The total load shall be the aggregate of the weight of all apparatus resting on the beam or slab and a weight equal to twice the maximum resultant load suspended therefrom when the lift, with full rated load, is at rest.

Landing doors.

25. (1) Every opening in a wall enclosing a liftway provided, at a lift landing, to give access to the car of a lift, shall be provided with a door.

(2) Every such door shall extend to the full height and width of the opening and shall have an F.R.P. of not less than one hour.

(3) Every such door shall be fitted with a locking device of such type that—

- (a) the door cannot be opened unless the car is within the levelling zone of the door; and
- (b) the car cannot be kept in motion unless the door is fully closed and locked.

(4) Provision may be made for the opening of any such door in an emergency, whether or not the car is within the levelling zone of the door.

(5) Where a vision panel is provided in any such door—

- (a) the area of any one pane of glass therein shall be not more than eighty square inches;

- (b) the panel shall be glazed with wired or other approved glass, not less than a quarter inch thick;
- (c) if the area of the panel is more than eighty square inches, the width thereof shall be not more than eight inches and the height thereof shall be not more than five feet; and
- (d) if such door is a sliding door, the panel shall, so far as practicable, be flush with the outer surface of the door.

26. (1) There shall be marked conspicuously on every lift the rated load thereof.

Rated load to be clearly marked.

(2) In the case of a lift used or intended to be used wholly or mainly for carrying persons, the rated load shall be so marked in terms of the number of persons and in terms of weight.

(3) For the purposes of this regulation, every person shall be deemed to weight one hundred and fifty pounds.

27. The load carrying unit of every lift shall be a car.

Load carrying unit to be a car.

28. (1) The car of every lift shall be provided with a door or gate.

Every car to have doors, etc.

(2) In connexion with every such door or gate, efficient devices shall be provided to secure that the car cannot be set or kept in motion unless the door or gate is fully closed.

29. (1) Subject to the provisions of paragraphs (2) and (3), any such door or gate may be collapsible.

Collapsible doors or gates.

(2) No collapsible door or gate shall be opened by mechanical power for a distance of more than a quarter of the total width of the door or gate.

(3) Every collapsible gate shall be of the close picket type and, when the gate is fully extended, the width, between members, of the openings therein shall be not more than two and a half inches.

30. Where a vision panel is provided in a door of the car of any lift—

Vision panels in car doors.

- (a) the panel shall be glazed with wired or other approved glass, not less than a quarter inch thick; and
- (b) the panel shall, so far as practicable, be flush with the inner surface of the door.

31. The clear internal height of the car of any lift shall be not less than six feet six inches.

Height of car.

Lighting and ventilation of car.

32. The car of every lift shall be—
 (a) provided with adequate electric lighting; and
 (b) adequately ventilated.

Ventilating panels in cars.

33. Where a ventilating panel is provided within six feet of the floor of the car of any lift, such panel shall be provided with a backplate.

Safety gear.

34. (1) Every lift shall be provided with a safety gear.
 (2) Such safety gear shall be—
 (a) attached to the car; and
 (b) save as provided in paragraph (3), operated by a governor.
 (3) Where—
 (a) the machinery for the lift is such that it will, in any condition, prevent uncontrolled acceleration of the car; and
 (b) the normal speed of the lift does not exceed one hundred feet per minute,

the safety gear may be operated by a safety rope.

Emergency signals.

35. (1) Every lift shall be provided with an emergency signal, which shall be a bell or other audible signal.
 (2) The switch by which such bell or other signal is operated shall be fitted in the car.
 (3) Where any such bell or signal is electrically operated, the power supply shall be from batteries.

Stop push or stop switch to be provided.

36. (1) Where any lift may be operated otherwise than by a lift attendant, it shall be provided with a stop push or stop switch.
 (2) Such stop push or stop switch shall be fitted inside the car.

Emergency exits.

37. (1) The car of every lift shall, wherever practicable, be provided with an exit for use on occasions of emergency.
 (2) Every such exit shall be fitted with a door or other means of closing the exit.
 (3) In connexion with every such exit, efficient devices shall be provided to secure that the car cannot be set or kept in motion unless the door or other means of closing the exit is fully closed.

PART III.

Lifts used wholly or mainly for carrying persons.

Application of Part III.

38. The provisions of this Part of these regulations shall apply only to lifts used or intended to be used wholly or mainly for carrying persons.

39. The car of every lift to which this Part applies shall be completely enclosed at the sides and on top and shall, save for any opening affording access thereto or for ventilation, not have any openings or open work panels in the sides.

Car to be completely enclosed.

40. The door or gate of the car of every lift to which this Part applies shall extend to the full height and width of the opening.

Doors and gates.

41. The minimum rated load of every lift to which this Part applies shall be not less than that specified in Table I corresponding to the net internal area of the floor of the car.

Rated load.

TABLE I.

Net internal area of floor of car	Minimum rated load
7.0 square feet	500 lbs.
8.3 " "	600 "
9.6 " "	700 "
13.25 " "	1,000 "
15.6 " "	1,200 "
18.9 " "	1,500 "
22.1 " "	1,800 "
24.2 " "	2,000 "
29.1 " "	2,500 "
33.7 " "	3,000 "
38.0 " "	3,500 "
42.2 " "	4,000 "
46.2 " "	4,500 "
50.0 " "	5,000 "
57.7 " "	6,000 "
65.3 " "	7,000 "
72.9 " "	8,000 "
80.5 " "	9,000 "
88.0 " "	10,000 "
103.0 " "	12,000 "
125.1 " "	15,000 "
146.9 " "	18,000 "
161.2 " "	20,000 "
196.5 " "	25,000 "
231.0 " "	30,000 "

PART IV.

Lifts used wholly or mainly for carrying goods.

42. The provisions of this Part of these regulations shall apply only to lifts used or intended to be used wholly or mainly for carrying goods.

Application of Part IV.

Car to be enclosed.

43. Save as provided in regulation 44, the car of every lift to which this Part applies shall be completely enclosed at the sides and on top and, save for any opening affording access thereto or for ventilation, shall not have any openings or open work panels in the sides or roof.

Open work panels permitted above certain height.

44. (1) Open work panels may, subject to the provisions of paragraph (2), be provided in the sides of any such car above a height not less than six feet from the floor of the car and in the roof of the car.

(2) Any opening in any such panel shall be of such size that it will reject a sphere having a diameter of one and a half inches.

Doors and gates.

45. The door or gate of the car of every lift to which this Part applies shall extend to the full width of the opening and to a height not less than six feet above the floor of the car.

Rated load.

46. (1) The minimum rated load of every lift to which this Part applies, which is to be used for general freight loading, shall be not less than seventy pounds per square foot of the internal area of the floor of the car.

(2) The rated load and the area of the floor of the car of every lift to which this Part applies, which is to be used for any form of loading other than general freight loading, shall be such as may be approved by the Building Authority.

(3) For the purposes of this regulation, a lift shall be deemed to be used for general freight loading only where—

- (a) the loading in the lift will normally be evenly distributed over the floor of the car;
- (b) the weight of any single piece of freight, or the weight of any single truck, which may be used in the loading of the lift, and the load thereon, will be not more than a quarter of the rated load of the lift; and
- (c) the lift will be loaded only manually or by means of trucks which are not driven by any form of power.

PART V.

Lifts not driven by mechanical power.

Application of Part V.

47. The provisions of this Part of these regulations shall apply only to lifts not driven by mechanical power.

Exemptions.

48. The provisions of Parts II, III and IV shall not apply to any lift to which this Part applies.

49. Every lift to which this Part applies and the liftway and lift pit shall be designed, protected and constructed to the satisfaction of the Building Authority and shall be of sound material and adequate strength.

Lift, etc. to be designed, etc. to satisfaction of Building Authority.

PART VI.

Miscellaneous.

50. Without prejudice to the generality of section 29 of the Ordinance, if it is shown to the satisfaction of the Building Authority that it would be unreasonable in the special circumstances of the case to enforce some or all of the requirements of these regulations in relation to any class or description of lift, he may, upon application in respect of any lift of that class or description, waive the requirement and, upon any such waiver, may, by order in writing, require such provision to be made in lieu of compliance therewith, and impose such conditions, as he considers necessary.

Special power of Building Authority to exempt lifts of particular class or description from this Part. (68 of 1955).

51. Where any person is carrying out or intends to carry out lift works in respect of an existing lift, the Building Authority may, by order in writing, require such person to carry out such other work, being work which is—

Power of Building Authority in certain cases, to require work to be carried out in respect of a lift.

- (a) connected with the lift works which are being or are to be carried out; or
- (b) in the opinion of the Building Authority, necessary, in consequence of the carrying out of such lift works, to ensure the safety of persons using or likely to use the lift or the building in which the lift is installed,


as will cause the lift or the machinery or other equipment provided therefor to comply with such of these regulations as the Building Authority may prescribe.

52. In addition to the provisions of Part III, regulations 9, 10, 27 to 37 inclusive, 44, 45 and 46 shall not apply to any service lift.

Application to service lifts.

53. For the purposes of subsection (1) of section 26A of the Ordinance, the period within which plans of lift works must be submitted to the Building Authority for his approval shall be two months from the commencement of these regulations.

Prescribed period for purposes of section 26A of the Ordinance. (68 of 1955).


Clerk of Councils.

COUNCIL CHAMBER,
27th November, 1959.

Explanatory Note.

(This Note is not part of the regulations, but is intended to indicate their general purport).

These regulations replace section 34 of the Buildings Ordinance, Cap. 123. They are of a technical nature. Regulation 51 empowers a Building Authority to require additional work to be carried out where lift works are being undertaken. The additional work would be to ensure the safety of persons using the lift.

(Secretariat BL1/741/52)



**BUILDING (PRIVATE STREETS AND ACCESS ROADS)
REGULATIONS, 1959.**

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BUILDINGS ORDINANCE, 1955.
(No. 68 of 1955).

BUILDING (PRIVATE STREETS AND ACCESS ROADS)
REGULATIONS, 1959.

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

PART I.

Preliminary.

Citation and commencement.

1. These regulations may be cited as the Building (Private Streets and Access Roads) Regulations, 1959, and shall come into operation on the 1st day of January, 1960.

Interpretation.

2. In these regulations, save where the context otherwise requires—

“area of mixed usage” means an area developed or to be developed with buildings used or to be used wholly or partly for purposes of habitation and with buildings used or to be used wholly or partly for the purposes of industrial undertakings or of offices or of other commercial uses, not being a residential area or an industrial area;

“carriageway” means that part of a private street, *cul-de-sac* or access road used or intended for use by vehicular traffic;

“*cul-de-sac*” means a private street which is closed at one end;

“footpath” means that part of a private street, *cul-de-sac* or access road used or intended for use only by pedestrian traffic;

“industrial area” means an area developed or to be developed primarily with buildings used or to be used wholly or mainly for the purposes of industrial undertakings or of offices or of other commercial uses;

“pedestrian way” means a private street used or intended for use only by pedestrian traffic;

“public street” means a street vested in and maintained by the Government;

“residential area” means an area developed or to be developed primarily with buildings used or to be used wholly or mainly for purposes of habitation.

PART II.

Planning of private streets and access roads.

3. Every new private street, *cul-de-sac* and access road shall be accessible from an existing street or another new street.

New streets, etc. to be accessible from existing street, etc.

4. (1) Every private street and *cul-de-sac* shall have a footpath on each side thereof.

Footpaths.

(2) Every access road shall have a footpath on at least one side thereof.

5. (1) (a) In every residential area—

(i) the width of the carriageway of and of each footpath in any private street shall be not less than the width specified in Table I; and

(ii) the width of the carriageway of any *cul-de-sac* shall be not less than sixteen feet and the width of each footpath therein shall be not less than nine feet.

Width of private streets and *cul-de-sacs*.

TABLE I.

Type of street	Width of carriageway	Width of each footpath
Major	24 feet	12 feet
Minor	18 feet	9 feet

(b) In every industrial area and in every area of mixed usage—

(i) the width of the carriageway of and of each footpath in any private street shall be not less than the width specified in Table II; and

(ii) the width of the carriage way of any *cul-de-sac* shall be not less than twenty-four feet and the width of each footpath therein shall be not less than nine feet.

TABLE II.

Type of street	Width of carriageway	Width of each footpath
Major	34 feet	12 feet
Minor	24 feet	9 feet

(2) For the purposes of this regulation—

(a) the Building Authority shall determine—

(i) whether any area is a residential area, an industrial area or an area of mixed usage; and

- (ii) whether a street is a major or a minor street; and
- (b) any *cul-de-sac* which is more than four hundred feet in length measured along the centre line of the carriageway thereof from the junction of the *cul-de-sac* with a street which is a thoroughfare, shall be deemed to be a private street.

Width of
access roads.

6. (1) Save as provided in paragraph (2), the width of the carriageway of every access road shall be not less than sixteen feet and the width of the footpath therein shall be not less than five feet.

(2) Where—

- (a) an access road provides or will provide access to not more than twelve separate buildings or not more than twenty-four flats, whether such flats are in the same building or not; and
- (b) the aggregate of the areas of the floors in all the buildings or flats does not exceed thirty-six thousand square feet; and
- (c) spaces, to enable vehicles to pass, are provided at distances along the access road not exceeding two hundred feet in length,

the width of the carriageway of the access road may be not less than nine feet and the width of the footpath not less than five feet.

Pedestrian
ways.

7. Every pedestrian way shall be—

- (a) not less than twelve feet wide; and
- (b) so protected as to prevent vehicles entering therein.

Kerb radius.

8. At every junction of a private street, *cul-de-sac* or access road with any street, the radius of the kerb line shall—

- (a) where the footpaths in the streets or in the *cul-de-sac* or access road and the street, as the case may be, are of the same width, be not less than the width of such footpaths; or
- (b) where such footpaths are of different widths, be not less than the width of the wider footpath.

Junctions to
be at right
angles, etc.

9. The junction of any private street, *cul-de-sac* or access road with any street shall be made at right angles, and

- (a) where the junction is of a new private street or *cul-de-sac* with an existing street, the line of the carriageway of the new private street or *cul-de-sac* shall continue at such angle for a distance of not less than one hundred feet from the place at which such street or *cul-de-sac* enters the junction;

- (b) where the junction is of two or more new private streets, the line of the carriageway or each such street shall continue at such angle for a distance of not less than one hundred feet from the place at which each street enters the junction; and
- (c) where the junction is of an access road with a street, the line of the carriageway of the access road shall continue at such angle for a distance of not less than twenty-five feet from the place at which such access road enters the junction.

10. The carriageway of any minor street shall, at the junction of such carriageway with the carriageway of a major street, be graded into the carriageway of such major street in such a manner as to avoid undulation on the major street.

No undula-
tion on
major street.

11. (1) Subject to the provisions of paragraphs (2) and (3), no private street, *cul-de-sac* or access road shall have a gradient greater than one in six.

Gradients.

(2) In every private street and *cul-de-sac*, the gradient shall, for a distance of one hundred feet from the junction of the private street or *cul-de-sac* with any street, not exceed one in thirty.

(3) In every access road, the gradient shall, for a distance of twenty-five feet from the junction of the access road with any street, not exceed one in thirty.

12. (1) The radius of any horizontal curve in any private street or *cul-de-sac* shall be not less than one hundred feet measured to the centre line of the carriageway of the street or *cul-de-sac*.

Horizontal
curves.

(2) The radius of any horizontal curve in an access road shall be not less than thirty feet, measured to the centre line of the carriageway of the access road.

13. Any vertical curve in a private street, *cul-de-sac* or access road shall be such that from a point three feet nine inches above any part of the carriageway thereof a clear view can be obtained of the top of an object three feet nine inches high at all distances along the carriageway up to one hundred and thirty feet from such point.

Vertical
curves.

14. Where, under regulation 27, the Building Authority permits the radius of a horizontal curve in any private street or *cul-de-sac* to be less than one hundred feet, the carriageway thereof shall be gradually widened, on the outer edge of the curve, from the tangent points to the middle point of the curve so that, at the middle point of the curve, the widening is not less than that specified in Table III.

Widening of
private streets
and *cul-de-
sacs* on curve
in certain
cases.

TABLE III.

Width of carriageway	Permitted radius of curve at centre line	Minimum widening
20 feet or less	Less than 60 feet	4 feet
	60 feet to 79 feet inclusive	3 feet
	80 feet to 99 feet inclusive	2 feet
More than 20 feet	Less than 60 feet	3 feet
	60 feet to 79 feet inclusive	2 feet
	80 feet to 99 feet inclusive	1 foot

Turning space for vehicles in *cul-de-sacs* and access roads.

15. (1) There shall be provided, at the closed end of every *cul-de-sac*, adequate space to enable vehicles to turn.

(2) Where any access road is not a thoroughfare, there shall be provided, at that end of the access road furthest from its junction with a street, adequate space to enable vehicles to turn.

PART III.

Construction of private streets, access roads and scavenging lanes.

Surfacing of private streets, *cul-de-sacs* and access roads.

16. The carriageway of every private street, *cul-de-sac* and access road shall be surfaced with—

- concrete, of a grade not less than Grade III, not less than six inches thick, laid on rolled hardcore not less than three inches thick; or
- bitumen macadam not less than three inches thick, laid on rolled hardcore not less than eight inches thick, and covered with a layer of fine bitumen macadam not less than one inch thick; or
- other approved material.

Surfacing of pedestrian ways and scavenging lanes.

17. Every pedestrian way and scavenging lane shall be surfaced with—

- concrete, of a grade not less than Grade IV, not less than four inches thick laid on rolled hardcore not less than three inches thick; or
- bitumen macadam not less than two inches thick, laid on rolled hardcore not less than three inches thick, and covered with a layer of fine bitumen macadam not less than one inch thick; or
- other approved material.

18. Every footpath shall be surfaced with—

- concrete, of a grade not less than Grade III, not less than two inches thick, and covered with granolithic paving not less than half an inch thick; or
- other approved material.

Surfacing of footpaths.

19. (1) Every kerbstone shall be six inches in width, twelve inches in height and not less than two feet six inches in length.

Kerbstones.

(2) Every kerbstone in a private street or *cul-de-sac* shall be constructed of granite and every kerbstone in an access road shall be constructed of granite or concrete of a grade not less than Grade III.

20. The top of every kerb shall be not less than three inches nor more than seven inches above the level of the channel adjacent thereto.

Height of kerbs.

21. (1) Save where a bend in any private street, *cul-de-sac* or access road is super-elevated, the carriageway therein shall have a camber of one in forty.

Camber at crossfall.

(2) Every footpath shall have a crossfall towards the kerb of one in forty-eight.

22. (1) Any manhole cover or grating situated in the carriageway of any private street, *cul-de-sac* or access road shall be of a grade equal to Grade A as specified in the current relevant British Standard Specification.

Grade of manhole covers and gratings.

(2) Any manhole cover or grating in any footpath, pedestrian way or scavenging lane shall be of a grade equal to Grade B as specified in the current relevant British Standard Specification.

23. (1) The cover of every manhole, in a private street, *cul-de-sac*, access road, pedestrian way or scavenging lane, provided for a drain or sewer provided for the carriage of foul water shall be rectangular on plan.

Shape of manhole covers.

(2) The cover of every such manhole provided for a drain or sewer provided for the carriage of surface water shall be rounded on plan.

(3) For the purposes of this regulation, the expressions "foul water" and "surface water" shall have the meaning assigned to them by regulation 2 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959.

(G.N.A. 76/59).

24. (1) Every private street, *cul-de-sac*, access road, pedestrian way and scavenging lane shall be provided with channels and drains and sewers for the carriage of rain water and surface water.

Drainage of private streets, etc.

(2) The size and gradient of every such channel, drain or sewer shall be adequate to carry off all rain water falling on and surface water draining to the private street, *cul-de-sac*, access road, pedestrian way or scavenging lane.

(3) For the purposes of this regulation, the intensity of rainfall shall be calculated—

- (a) where the Time of Concentration is less than thirty minutes, at the rate of not less than six inches per hour; and
- (b) where the Time of Concentration is thirty minutes or more than thirty minutes, at the rate of not less than four inches per hour.

Channels.

25. (1) Every channel in any private street, *cul-de-sac*, access road and pedestrian way shall be—

- (a) constructed of concrete, of a grade not less than Grade III, not less than six inches in thickness nor less than twelve inches in width;
- (b) laid to a fall of one in thirty towards the kerb in cross-section; and
- (c) save as provided in paragraph (2), laid to a fall of not less than one in one hundred in longitudinal section.

(2) Where the Building Authority is satisfied that it is impracticable to lay any channel to a fall of not less than one in one hundred in longitudinal section, he may permit the channel to be laid to a fall of not less than one in two hundred and fifty.

PART IV.

Miscellaneous.

26. (1) Where—

- (a) the forming or laying out of any private street, *cul-de-sac*, access road or pedestrian way; or
- (b) the provision of any means of access to a building fronting or abutting on a public street,

necessitates the carrying out of any work in or the alteration of any public street, such work or alteration shall be carried out by the Building Authority who may recover the cost thereof from the owner of the private street, *cul-de-sac*, access road, pedestrian way or building, as the case may be.

Any work in public street to be carried out by Building Authority.

(2) Where, in contravention of this regulation, any work has been carried out otherwise than by the Building Authority, the Building Authority may remove, alter or demolish such work and may carry out such other work as he considers necessary, and may recover the cost of any work carried out under this paragraph as if such work had been carried out pursuant to the provisions of paragraph (1).

27. Where, in any case, the Building Authority is satisfied that, owing to the nature of the ground or for other sufficient reason, compliance with the requirements of regulation 9, 11, 12 or 13 is impracticable, he may waive such requirement and, upon any such waiver may, by order in writing, require such street works to be carried out, in lieu of compliance with such requirement, as he considers necessary.

Power of Building Authority to waive requirements of regulations 9, 11, 12 and 13 and to require other work to be carried out in lieu thereof.

28. Where adequate tests have been carried out to determine the bearing capacity of the ground forming the foundation of any carriageway and the results thereof have been submitted to the Building Authority, the Building Authority may, if he is satisfied with the tests and the results thereof, waive the requirements of regulation 16 and, upon such waiver may, by order in writing, require materials used in the surfacing of the carriageway to be based on the results of such tests.

Power of Building Authority to waive requirements of regulation 16.

29. For the purposes of subsection (1) of section 26A of the Ordinance, the period within which plans of street works must be submitted to the Building Authority for his approval shall be two months from the commencement of these regulations.

Prescribed period for purposes of section 26A of the Ordinance. (68 of 1955).



Clerk of Councils.

COUNCIL CHAMBER,

27th November, 1959.

Explanatory Note.

(This Note is not part of the regulations, but is intended to indicate their general purport).

These regulations replace sections 104-106 of the Buildings Ordinance, Cap. 123, and expand the provisions in greater detail. They are mainly of a technical nature. Regulation 26 provides that only the Building Authority is to carry out street works on public streets.

(Secretariat BL1/741/52)

**BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING,
DRAINAGE WORKS AND LATRINES) REGULATIONS, 1959.**

ARRANGEMENT OF REGULATIONS.

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BUILDINGS ORDINANCE, 1955.
(No. 68 of 1955).

BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE
WORKS AND LATRINES) REGULATIONS, 1959.

In exercise of the powers conferred by section 26 of the Buildings Ordinance, 1955, the Governor in Council has made the following regulations—

PART I.

Preliminary.

Citation and commencement.

1. These regulations may be cited as the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, 1959, and shall come into operation on the 1st day of January, 1960.

Interpretation.

2. In these regulations, save where the context otherwise requires—

“anti-syphonage pipe” means a pipe used or constructed to be used for the purpose of preventing loss of water seal from the trap of a soil fitment or waste fitment;

“approved” means approved by the Building Authority;

“cesspool” means an underground chamber constructed to be used for the reception and storage of foul water;

“chemical closet fitment” means a latrine fitment in which the contents of the receptacle for excrement are treated by means of chemicals;

“cleaning eye” means an access opening in a pipe;

“foul water” means any water contaminated by soil, waste or trade effluent;

“latrine” means a room used or intended to be used for the housing of latrine fitments;

“latrine fitment” means a fitment containing a receptacle for excrement, which is removable;

“manhole” means a chamber constructed on a drain or sewer to provide access thereto for inspection, testing and the clearance of obstructions;

“nullah” includes any trained streamcourse;

“private sewer” means a sewer which is not a public sewer;

“public channel” means a channel vested in and maintained by the Government;

“public sewer” means a sewer vested in and maintained by the Government;

“rain water pipe” means a pipe used or constructed to be used for carrying off surface water directly from roof surfaces, verandahs and balconies;

“septic tank” means a tank, for the reception of soil from a building, in which the liquification of solid organic matter occurs;

“slop sink” means a sink used or constructed to be used for receiving solid or liquid excrement;

“soil” means the discharge from a soil fitment;

“soil fitment” means a watercloset fitment, trough watercloset, urinal, slop sink, bidet or any similar fitment;

“soil pipe” means a pipe used or constructed to be used for carrying off soil;

“sub-soil water” means water occurring naturally below the surface of the ground;

“surface water” means rain water from any part of a building including any paved area or ground, whether paved or not, appurtenant to any building;

“trade effluent” means any liquid, either with or without particles of matter in suspension therein, which is wholly or in part produced in the course of any trade or industry;

“waste” means used water from a waste fitment or similar fitment;

“waste fitment” means a bath, lavatory basin or sink, other than a slop sink;

“waste pipe” means a pipe used or constructed to be used for carrying off waste.

PART II.

Standards of sanitary fitments.

3. In the regulations in this Part, save where the context otherwise requires—

“entertainment” includes any concert, stage play, stage performance or other musical, dramatic or theatrical entertainment, or any part thereof, and the provision of facilities for the playing of any game, but does not include any cinematographic display;

“factory”, “mine” and “industrial undertaking” have the meaning assigned to them by section 2 of the Factories and Industrial Undertakings Ordinance, 1955;

Interpretation of Part II.

"habitable space" means the aggregate of the areas of the floors in a building, excluding kitchens, staircases, staircase halls, lift landings, the space used in providing the watercloset fittings, urinals and lavatory basins, required, by this regulation, to be provided, and any space occupied by machinery for any lift;

"living room" means any room intended or adapted as a place for cooking or sleeping;

"place of public entertainment" means any building constructed or adapted to be used for any public entertainment;

"public dance hall" means any place opened, kept or used for the purpose of dancing, to which the general public is admitted, with or without payment for admission;

"public entertainment" means any entertainment to which the general public is admitted, with or without payment for admission;

"residential building" means a domestic building, hotel, boarding house, hostel and any barrack or dormitory accommodation, but does not include any hostel, dormitory or other room or premises provided for housing or lodging some or all of the pupils of any school out of school hours, whether such hostel dormitory or other room or premises is in or is part of the same building or group of buildings as the classrooms in the school or not;

(33 of 1952, 1958 Reprint). "school" has the meaning assigned to it by section 2 of the Education Ordinance, 1952;

"tenement house" means a building in the domestic part of which any living room is intended or adapted for the use of more than one tenant or sub-tenant;

"usable floor space" means the aggregate of the areas of the floors in a building, excluding any staircases, staircase halls, lift landings, the space used in providing the watercloset fittings, urinals and lavatory basins required, by this regulation, to be provided, and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building.

Residential buildings.

4. (1) Save as provided in paragraph (2), in every residential building—

- (a) where separate waterclosets are not provided for male persons and for female persons, the number of watercloset fittings provided shall be not less than the number specified in Table I;
- (b) where separate waterclosets are provided for male persons and for female persons, the number of watercloset fittings provided for female persons shall be not less than the number

specified in Table II and the number of watercloset fittings provided for male persons shall, save as provided in paragraph (c), be not less than the number specified in Table III;

- (c) where separate waterclosets are provided for male persons and for female persons and urinals are installed for the use of male persons, the number of watercloset fittings and urinals for male persons shall be not less than the number specified in Table IV;
- (d) the number of lavatory basins and baths or showers provided shall not be less than the number specified in Table V.

TABLE I.

No. of persons residing or likely to reside in the building	No. of watercloset fittings
1—8 inclusive	1
More than 8	2 and 1 additional watercloset fitting for every 15 such persons, or part thereof, over 20.

TABLE II.

No. of female persons residing or likely to reside in the building	No. of watercloset fittings
1—8 inclusive	1
More than 8	2 and 1 additional watercloset fitting for every 15 such persons, or part thereof, over 20.

TABLE III.

No. of male persons residing or likely to reside in the building	No. of watercloset fittings
1—8 inclusive	1
More than 8	2 and 1 additional such fitting for every 15 such persons, or part thereof, over 20.

TABLE IV.

No. of male persons residing or likely to reside in the building	No. of watercloset fittings	No. of urinals
1—12 inclusive	1	1
More than 12	2 and 1 additional watercloset fitting for every 20 such persons, or part thereof, over 25.	2 and 1 additional urinal for every 20 such persons, or part thereof, over 25.

TABLE V.

No. of persons residing or likely to reside in the building	No. of lavatory basins	No. of baths or showers
1—8 inclusive	1	1
More than 8	2 and 1 additional lavatory basin for every 15 such persons, or part thereof, over 20.	2 and 1 additional bath or shower for every 15 such persons, or part thereof, over 20.

- (2) (a) In the case of a tenement house, water supply points may, subject to the provisions of sub-paragraphs (b) and (c), be provided in lieu of lavatory basins and baths or showers and, for the purposes of sub-paragraph (d) of paragraph (1), the provision of one water supply point shall be deemed to be the provision of one lavatory basin and one bath or shower.
- (b) The number of water supply points so provided shall be not less than the number of lavatory basins required, by sub-paragraph (d) of paragraph (1), to be provided in the tenement house.
- (c) Such water supply points shall be provided in a separate compartment, not less than eight square feet in area, or in a watercloset.
- (d) For the purposes of this paragraph, any supply of water provided for a sink in any kitchen shall not be a water supply point.
- (3) The watercloset fitments or the watercloset fitments and urinals, as the case may be, provided in any residential building in accordance with the provisions of paragraph (1), and, where, in accordance with regulation 9, latrine fitments or latrine fitments and bucket urinals, as the case may be, are provided in any residential building, the same shall be situated in the building to the satisfaction of the Building Authority.
- (4) For the purposes of this regulation—
- (a) the number of persons residing or likely to reside in any residential building shall be determined by the Building Authority, and, in the case of tenement houses and barrack and dormitory accommodation, shall be so determined at the rate of one person for every thirty five square feet of habitable space; and
- (b) where separate waterclosets are provided for male persons and for female persons, the proportion of male persons to female persons residing or likely to reside in the building shall, unless the Building Authority is satisfied that the proportion is or will be otherwise, be deemed to be 1: 1.

5. (1) Save as provided in paragraph (3), in every building used or intended to be used for the purpose of an office and in every industrial undertaking and other place of work—

- (a) the number of watercloset fitments and urinals provided for male persons employed or likely to be employed therein shall be not less than the number specified in Table VI;
- (b) the number of watercloset fitments provided for female persons employed or likely to be employed therein shall be not less than the number specified in Table VII; and
- (c) the number of lavatory basins provided for persons employed or likely to be employed therein shall not be less than the number specified in Table VIII.

Offices, industrial undertakings and other places of work.

TABLE VI.

Type of fitment	No. of male persons employed or likely to be employed and No. of fitments to be provided therefor
Watercloset fitments	Less than 100, 1 such fitment for every 25 such persons, or part thereof. More than 100, 5 such fitments and 1 additional such fitment for every 50 such persons, or part thereof, over 150.
Urinals	10—50 inclusive, 1 such fitment. More than 50, 2 such fitments and 1 additional such fitment for every 50 such persons, or part thereof, over 100.

TABLE VII.

No. of females employed or likely to be employed	No. of watercloset fitments
1—10 inclusive	1
11—25 inclusive	2
More than 25	3 and 1 additional watercloset fitment for every 25 such persons, or part thereof, over 50.

TABLE VIII.

No. of male persons employed or likely to be employed	No. of lavatory basins	No. of female persons employed or likely to be employed	No. of lavatory basins
Less than 100	1 for every 25 such persons, or part thereof.	Less than 100	1 for every 25 such persons, or part thereof.
More than 100	5 and 1 additional lavatory basin for every 50 such persons, or part thereof over 150.	More than 100	5 and 1 additional lavatory basin for every 50 such persons, or part thereof, over 150.

(2) Baths or showers shall be provided in any industrial undertaking or other place of work (other than in a building used or intended to be used for the purpose of an office) as required for the trade or industry carried on therein.

(3) Where, in any building used or intended to be used for the purpose of an office or in any industrial undertaking or other place of work, the number of persons, whether the same are or will be male persons or female persons, or both, employed or likely to be employed does not or will not exceed ten, there shall be provided not less than one watercloset fitment and one lavatory basin.

(4) In every building used or intended to be used for the purpose of an office and in every industrial undertaking and other place of work, the watercloset fitments, urinals and lavatory basins for male persons and the watercloset fitments and lavatory basins for female persons shall be provided in separate rooms exclusively for the use of male persons and female persons respectively.

(5) For the purposes of this regulation—

- (a) the number of persons employed or likely to be employed in any building used or intended to be used for the purpose of an office or in any other place of work (other than in an industrial undertaking) shall be determined by the Building Authority, and, in the case of a building used or intended to be used for the purpose of an office, shall be so determined at the rate of one person for every hundred square feet of usable floor space;
- (b) the number of persons employed or likely to be employed in any industrial undertaking shall be determined by the Commissioner of Labour; and
- (c) in the case of a building used or intended to be used for the purpose of an office, the proportion of male persons to female persons employed or likely to be employed therein shall be deemed to be 2: 1, and, in any other case, shall be determined by the Building Authority or, in the case of an industrial undertaking, by the Commissioner of Labour.

6. (1) In every place of public entertainment and in every public dance hall, the number of watercloset fitments, urinals and lavatory basins provided shall be not less than the number specified in Table IX.

TABLE IX.

Type of fitment	No. of male persons and No. of fitments to be provided therefor	No. of female persons and No. of fitments to be provided therefor
Watercloset fitment	Less than 400, 1 such fitment for every 100 such persons, or part thereof.	Less than 200, 2 such fitments for every 100 such persons, or part thereof.

Places of public entertainment.

TABLE IX—Contd.

Type of fitment	No. of male persons and No. of fitments to be provided therefor	No. of female persons and No. of fitments to be provided therefor
Watercloset fitment	More than 400, 5 such fitments and 1 additional such fitment for every 250 such persons, or part thereof, over 650.	More than 200, 5 such fitments and 1 additional such fitment for every 100 such persons, or part thereof, over 300.
Urinals	1 such fitment for every 50 such persons, or part thereof.	—
Lavatory basins	1 such fitment for every 100 such persons, or part thereof.	1 such fitment for every 100 such persons, or part thereof.

(2) In every place of public entertainment and in every public dance hall, the watercloset fitments, urinals and lavatory basins for male persons and the watercloset fitments and lavatory basins for female persons shall be provided in separate rooms exclusively for the use of male persons and female persons respectively.

(3) For the purposes of this regulation—

- (a) the number of persons shall be determined by the Building Authority, and shall be based on the maximum capacity of the place of public entertainment or public dance hall, as the case may be; and
- (b) the proportion of male persons to female persons shall be deemed to be 1: 1.

7. (1) In every cinema, the number of watercloset fitments, urinals and lavatory basins provided shall be not less than the number specified in Table X. Cinemas.

TABLE X.

Type of fitment	No. of male persons and No. of fitments to be provided therefor	No. of female persons and No. of fitments to be provided therefor
Watercloset fitments	1—200 inclusive, 1 such fitment. 201—500 inclusive, 2 such fitments. 501—1,000 inclusive, 3 such fitments. More than 1,000, 4 such fitments and 1 additional such fitment for every 500 such persons, or part thereof, over 1,500.	1—100 inclusive, 1 such fitment. 101—250 inclusive, 2 such fitments. 251—500 inclusive, 3 such fitments. More than 500, 4 such fitments and 1 additional such fitment for every 400 such persons, or part thereof, over 900.
Urinals	1 such fitment for every 100 such persons, or part thereof.	—
Lavatory basins	1—200 inclusive, 1 such fitment. 201—500 inclusive, 2 such fitments. 501—1,000 inclusive, 3 such fitments.	1—200 inclusive, 1 such fitment. 201—500 inclusive, 2 such fitments. 501—1,000 inclusive, 3 such fitments.

TABLE X—Contd.

Type of fitment	No. of male persons and No. of fitments to be provided therefor	No. of female persons and No. of fitments to be provided therefor
Lavatory basins	More than 1,000, 4 such fitments, and 1 additional such fitment for every 500 such persons, or part thereof, over 1,500.	More than 1,000, 4 such fitments, and 1 additional such fitment for every 500 such persons, or part thereof, over 1,500.

(2) In every cinema, the watercloset fitments, urinals and lavatory basins for male persons and the watercloset fitments and lavatory basins for female persons shall be provided in separate rooms exclusively for the use of male persons and female persons respectively.

(3) For the purposes of this regulation—

- (a) the number of persons shall be determined by the Building Authority, and shall be based on the maximum capacity of the cinema; and
- (b) the proportion of male persons to female persons shall be deemed to be 1: 1.

Restaurants.

8. (1) In every restaurant, except a restaurant provided in any hotel or boarding house for the use exclusively of persons resident in the hotel or boarding house, the number of watercloset fitments, urinals and lavatory basins provided shall not be less than the number specified in Table XI.

TABLE XI.

Type of fitment	No. of male persons and No. of fitments to be provided therefor	No. of female persons and No. of fitments to be provided therefor
Watercloset fitments	Less than 400, 1 such fitment for every 100 such persons, or part thereof.	Less than 200, 2 such fitments for every 100 such persons, or part thereof.
	More than 400, 5 such fitments and 1 additional such fitment for every 250 such persons, or part thereof, over 650.	More than 200, 5 such fitments and 1 additional such fitment for every 100 such persons, or part thereof, over 300.
Urinals	1 such fitment for every 50 such persons, or part thereof.	—
Lavatory basins	Less than 100, 1 such fitment for every 50 such persons, or part thereof.	Less than 100, 1 such fitment for every 500 such persons, or part thereof.
	More than 100, 3 such fitments and 1 additional such fitment for every 100 such persons, or part thereof, over 150.	More than 100, 3 such fitments and 1 additional such fitment for every 100 such persons, or part thereof, over 150.

(2) For the purposes of this regulation—

- (a) the number of persons shall be determined by the Building Authority, and shall be based on the maximum capacity of the restaurant and determined at the rate of one person for every fifteen square feet of the area therein used for dining; and

(b) the proportion of male persons to female persons shall be deemed to be 1: 1.

9. (1) Where, in any case, the installation of soil fitments is, under regulation 89, prohibited—

- (a) latrine fitments shall be provided in lieu of watercloset fitments, and the number thereof shall be not less than the number of watercloset fitments required by regulation 4, 5, 6, 7 or 8, as the case may be; and
- (b) bucket urinals shall be provided in lieu of urinals, and, likewise, the number thereof shall be not less than the number of urinals required by regulation 4, 5, 6, 7 or 8, as the case may be.

(2) Where, by regulation 4, 5, 6, 7 or 8, the provision of watercloset fitments is required, trough waterclosets may be provided and, for the purposes of those regulations, every three feet of trough watercloset shall be deemed to be the equivalent of one watercloset fitment.

(3) Where, by regulation 4, 5, 6, 7 or 8, the provisions of urinals is required, and trough urinals are installed, every twenty inches of trough urinal shall, for the purposes of those regulations, be deemed to be the equivalent of one urinal.

10. For the avoidance of doubt, it is hereby declared that the provision in a residential building, place of public entertainment, cinema or restaurant of the watercloset fitments, urinals and lavatory basins required, by the regulations in this Part, to be provided therein shall not exempt any person from providing, in accordance with regulation 5, such watercloset fitments, urinals and lavatory basins as are required thereby to be provided for persons employed or likely to be employed in the residential building, place of public entertainment, cinema or restaurant, as the case may be.

Where soil fitments prohibited latrine fitments, etc. to be provided in lieu thereof, etc.

Sanitary fitments for persons employed in residential buildings, etc.

PART III.

Plumbing.

Soil fitments and waste fitments.

11. All oil shall be properly conducted, by means of suitable soil pipes, to drains provided for the carriage of foul water.

Disposal of soil.

12. (1) Save as provided in paragraphs (2) and (3) waste pipes shall discharge in the open air—

Waste pipes.

- (a) over or into a suitable channel within three feet of a properly trapped gully;
- (b) into a gully, above the level of the water therein; or
- (c) into a suitable hopper head.

- (2) Waste pipes from lavatory basins may discharge—
- (a) into a suitable drainage channel immediately below the lavatory basins, if such drainage channel discharges into a trapped gully; or
- (b) into a common waste pipe, if the common waste pipe discharges through a trap and has adequate means of access for cleaning.
- (3) Subject to the provisions of paragraph (3) of regulation 25, waste pipes may be connected to a soil pipe.

Materials for soil fitments.

13. Every soil fitment shall be constructed of glazed earthenware, enamelled fire clay or other approved material.

Construction of water-closet fitments.

14. (1) Every watercloset fitment shall be of such shape, capacity and mode of construction as to retain a sufficient quantity of water and to receive normal deposits of excrement into such water without undue soiling of the sides of the fitment.

(2) Every watercloset fitment, other than a squatting type fitment, shall be provided with a hinged seat or a suitable seat rim or inset.

Construction of trough waterclosets.

15. The channel of a trough watercloset shall be not longer than fifteen feet and shall have an even fall towards the outlet trap of not less than one in thirty.

Construction of urinal channels.

16. The channels of every stall and trough urinal shall have an even fall towards the outlet trap of not less than one in one hundred and twenty and no part of any such channel shall be more than twenty feet from the trap to which it discharges.

Flushing water supply.

17. A system of plumbing shall be provided for the supply of water for flushing purposes to every watercloset fitment, trough watercloset, urinal and slop sink.

Flushing rim.

18. Every watercloset fitment, bidet, basin-type urinal and slop sink shall be provided with a suitable flushing rim for the effectual flushing of the fitting.

Flushing cisterns.

19. (1) Save as provided in regulation 20, every watercloset fitment, trough watercloset, urinal and slop sink shall be provided with a flushing cistern.

(2) Such flushing cistern shall—

(a) in the case of watercloset fitments and slop sinks—

(i) discharge to the watercloset fitment or slop sink, on each occasion such fitment is used, not less than two and not more than three gallons of water; and

- (ii) be provided with a ball valve so arranged as to re-fill the cistern within two minutes;
- (b) in the case of trough waterclosets, be fitted with automatic discharging apparatus so arranged as to discharge—
- (i) at the highest point of the channel;
- (ii) at such intervals as may be necessary to ensure adequate cleaning of the closet, not less than two gallons of water for every three feet of the channel;
- (c) in the case of urinals, be fitted with automatic discharging apparatus so arranged as to discharge—
- (i) into every basin or stall or, in the case of a trough urinal, every three feet thereof;
- (ii) at such intervals as may be necessary to ensure adequate cleaning of the urinal, not less than one gallon of water.

20. Save in the case of trough waterclosets and urinals, pressure valves may, where there is a suitable head of water, be installed for flushing purposes without the provision of a flushing cistern. Pressure valves.

21. The internal diameter of flushing pipes shall—

- (a) in the case of watercloset fitments, trough waterclosets and slop sinks, be not less than one and a quarter inches;
- (b) in the case of urinals (other than trough urinals), be not less than half an inch for each basin or stall; and
- (c) in the case of trough urinals, be not less than half an inch for every three feet thereof. Flushing pipes.

22. (1) Storage tanks for water solely for flushing purposes shall be provided in every building in which watercloset fitments, trough waterclosets, urinals or slop sinks are installed. Storage tanks for flushing water.

(2) Every such tank shall—

- (a) at a position above the level of the highest fitment or on a suitable water tower;
- (b) fitted with a suitable closefitting cover; and
- (c) provided with adequate access to enable the tank to be entered and cleaned.

23. (1) Every flushing cistern and water storage tank shall be provided with an overflow pipe. Overflow pipes.

(2) The overflow pipe from a water storage tank shall—

- (a) have an internal diameter not less than twice the internal diameter of the supply pipe to the tank;

- (b) dip down, inside the tank, so as to terminate in a position not more than six inches above the bottom of the tank; and
- (c) discharge in a conspicuous position.

Traps for
soil fitments.

24. (1) Every soil fitment shall be provided with a suitable trap with a water seal of not less than two inches.

- (2) The internal diameter of every such trap shall be not less than—
 - (a) three inches, in the case of a watercloset fitment, slop sink, or urinal with more than three basins or stalls or with a channel longer than six feet;
 - (b) two inches, in the case of a urinal with more than one and not more than three basins or stalls or with a channel not longer than six feet;
 - (c) one and a half inches, in the case of a bidet or urinal with a single basin or stall; and
 - (d) four inches, in the case of a trough watercloset.

Traps for
waste
fitments.

25. (1) Every waste fitment shall be provided immediately under the fitment with a suitable trap:

Provided that a trap shall not be required—

- (a) where the waste pipe from such fitment—
 - (i) does not exceed three feet six inches in length; and
 - (ii) discharges over or into a suitable trapped gully;
- (b) in respect of lavatory basins, where the waste pipes therefrom discharge in the manner provided by paragraph (2) of regulation 12;
- (c) in respect of a range of shower baths, where the drainage channel provided therefor is provided, at its lowest point, with a trap.

(2) Save as provided in paragraph (3), every trap provided for a waste fitment shall have—

- (a) an internal diameter of not less than one and a quarter inches; and
- (b) a water seal of not less than one and a half inches.

(3) Where the waste pipe from a waste fitment is, under the provisions of paragraph (3) of regulation 12, connected to a soil pipe, the trap provided for the waste fitment shall—

- (a) have an internal diameter of not less than one and a quarter inches;
- (b) have a water seal of not less than three inches; and
- (c) be—
 - (i) adequately ventilated; or
 - (ii) constructed to prevent loss of water seal.

Pipes and eaves gutters.

26. (1) The internal diameter of every soil pipe from a watercloset fitment or slop sink shall be not less than—

- (a) three inches; or
- (b) the internal diameter of the outlet pipe of the trap of any fitment to which the soil pipe is connected,

whichever is the greater.

(2) The internal diameter of every soil pipe from a urinal or bidet shall be not less than the internal diameter of the outlet pipe of the trap of any fitment to which the soil pipe is connected.

(3) Every soil pipe shall be properly connected to a covered drain without the intervention of any trap.

27. (1) Waste pipes to which the waste from one waste fitment is discharged shall have an internal diameter of not less than—

- (a) one and a quarter inches; or
- (b) the internal diameter of the outlet of the trap to which the waste pipe is connected,

whichever is the greater.

(2) Waste pipes to which the waste from more than one fitment is discharged shall be of adequate diameter to convey all such waste.

(3) Every waste pipe shall terminate at its lower end not more than six inches above the channel or trapped gully over or into which it discharges.

28. (1) Soil pipes and waste pipes shall not have bends therein, except where unavoidable.

(2) Whenever a bend is unavoidable—

- (a) the bend shall—
 - (i) have an obtuse angle;
 - (ii) have the largest practicable radius of curvature; and
 - (iii) not change in any way the cross section of the pipe; and
- (b) a cleaning eye or other suitable means of access shall be provided at or near the bend.

29. (1) Sufficient access shall be provided, by means of cleaning eyes or other approved method, to enable soil pipes and waste pipes to be cleared of any obstruction.

(2) Such access points shall be so sited as to allow clearance for the easy entry of cleaning rods.

Anti-syphonage pipes.

30. (1) Where—

- (a) more than one trap of a watercloset fitment, urinal, slop sink or waste fitment is connected with one soil pipe; or
- (b) more than one trap of a waste fitment is connected with one waste pipe,

the traps shall be ventilated by means of anti-syphonage pipes:

Provided that if, in the case of waste fitments, the traps to such fitments are constructed to prevent loss of water seal, it shall not be necessary to provide an anti-syphonage pipe, unless the Building Authority so requires.

(2) Every anti-syphonage pipe shall be connected with—

- (a) the trap, if the connexion with the anti-syphonage pipe is an integral part of the trap; or
- (b) the branch soil pipe or branch waste pipe—
 - (i) on the side of the water seal nearest the main soil pipe or waste pipe; and
 - (ii) at a point not more than twelve inches from the trap outlet.

(3) The internal diameter of every anti-syphonage pipe shall—

- (a) if the diameter of the soil pipe or waste pipe to which it is connected is three inches or more, be not less than two inches;
- (b) if the diameter of such soil pipe or waste pipe is less than three inches, be not less than—
 - (i) two-thirds of the internal diameter of such soil pipe or waste pipe; or
 - (ii) one and a quarter inches,
 whichever is the greater.

(4) (a) The main anti-syphonage pipe may be connected to a soil pipe which, under paragraph (3) of regulation 31, is acting as a ventilating pipe;

- (b) every such connexion shall be made at a point above the flood level of the highest fitment connected to the soil pipe.

Ventilating pipes.

31. (1) Every ventilating pipe for any drain or sewer shall be carried up to a height not less than three feet above the roof of the building to which it is fixed or, where such building has a pitched roof, above the eaves of such building.

(2) No ventilating pipe shall be so fixed as to permit the escape of foul air from any drain, sewer, soil pipe or waste pipe into any building.

(3) Soil pipes or waste pipes may be carried up to a suitable height above the building to which they are fixed to act as ventilating pipes for any drain or sewer.

(4) The internal diameter of every ventilating pipe and of every soil pipe or waste pipe which, under paragraph (3), is acting as a ventilating pipe, shall be not less than three inches.

(5) The open end of every ventilating pipe shall be provided with a suitable grating having apertures of an aggregate area not less than the sectional area of the pipe.

(6) Ventilating pipes shall not be used for the carriage of surface water.

32. (1) (a) Every rain water pipe which discharges to a drain which is connected to a public sewer provided for the carriage of surface water shall discharge—

Rain water pipes.

- (i) not more than six inches above the level of the ground, over a suitable trapped gully; or
- (ii) into a trapped gully, below the level of the grating but above the level of the water in the trap.

(b) Every rain water pipe which discharges to a channel shall discharge at a height not more than six inches above the level of the top of the channel.

(c) Every rain water pipe which discharges, through a cast iron conductor, to the side channel in a street shall be provided, at the foot thereof, with a shoe so as to ensure that any surface water discharged from the pipe will discharge directly into the conductor.

(2) The number and size of rain water pipes provided for any building shall be calculated at the rate of one square inch of pipe to every hundred square feet of horizontal roofed-over surface.

(3) Save as provided in regulation 33, the diameter of every rain water pipe shall be not less than two and a half inches.

(4) Rain water pipes shall not be connected with any soil pipe, waste pipe or ventilating pipe.

(5) Where a rain water pipe discharges, across any footpath, to the side channel of a street, it shall discharge through a cast iron conductor.

33. (1) Any rain water pipe provided for the carriage of surface water from a verandah or balcony shall, where there is, at a suitable position, a rain water pipe provided for the carriage of surface water from the roof of the building, be connected to such pipe.

Rain water pipes for verandahs or balconies.

(2) Where a rain water pipe provided for the carriage of surface water from a verandah or balcony discharges to the side channel in a street or is, in accordance with paragraph (1), connected to a rainwater pipe which so discharges, the internal diameter of the rain water pipe from the verandah or balcony shall be not more than one and a half inches.

Materials for pipes.

34. (1) Every soil pipe, waste pipe, anti-syphonage pipe, ventilating pipe, over-flow pipe and every pipe connected with any drain provided for the carriage of foul water shall be—

- (a) circular in shape; and
- (b) constructed of cast iron, steel, copper or other approved material.

(2) Every rain water pipe shall be constructed of cast iron, copper, asbestos cement or other approved material.

(3) All such materials shall be sound and free from defects.

Connexions of pipes, etc.

35. Every connexion of a soil pipe, waste pipe, anti-syphonage pipe, ventilating pipe, rain water pipe or over-flow pipe with any other pipe, or with a trap, gutter of other fitting, as the case may be, shall be made in a manner suitable to the nature of the materials of which such pipe and such other pipe or trap, gutter of other fitting are constructed, and so as to be watertight.

Fixing of pipes.

36. (1) Every soil pipe, waste pipe and rain water pipe shall be securely fixed to the wall of the building for which it is provided.

(2) Any hole which is made in any floor or wall in order to admit any such pipe shall be properly filled in and sealed round the pipe.

Pipes in ducts.

37. Where a soil pipe, waste pipe, anti-syphonage pipe, ventilating pipe, or rain water pipe is fixed in a duct within a building, access panels shall be provided of such size and so situated that adequate access is available to all pipe connexions within the duct.

Eaves gutters.

38. (1) Eaves gutters shall be—

- (a) made of cast iron or other approved material;
- (b) fixed at a gradient not less than one in one hundred; and
- (c) properly connected to rain water pipes.

(2) The size of eaves gutters shall be calculated at the rate of one square inch of cross sectional area of gutter to every seventy-five square feet of horizontal roofed-over surface.

PART IV.

Drainage works.

39. Every building shall be provided with such pipes, drains and channels as are necessary for the disposal of all foul water and surface water from the building. Drainage of buildings.

40. (1) Drains and private sewers, provided for the carriage of foul water, shall, where there is a public sewer provided for the carriage of foul water at a suitable level and position within one hundred feet of the boundary of the lot on which the building, for which such drains or private sewers are provided, is erected, be connected to such public sewer. Disposal of foul water.

(2) Where there is no such public sewer, the Building Authority may, by order in writing, require the owner of any building to provide a septic tank or, if the Building Authority thinks fit, a cesspool.

41. (1) Save as provided in paragraph (2), all surface water from a building shall, if there is a public sewer, provided for the carriage of surface water, at a suitable level and position within one hundred feet of the building, be conducted, by means of rain water pipes and drains provided for the carriage of surface water, to such public sewer or, where there is no such public sewer, shall be conducted, to the satisfaction of the Building Authority, to a public channel provided for the carriage of surface water or to the side channel in a street. Disposal of surface water.

(2) Where there is no such public sewer and no public channel or side channel in a street, such surface water shall be conducted, to the satisfaction of the Building Authority, to a stream course or nullah.

42. No pipe provided for the carriage of surface water from a building shall discharge across the surface of any footpath in a street. Pipes carrying surface water not to discharge across surface of footpath.

43. Drains provided for the carriage of sub-soil water may be connected to a private or public sewer provided for the carriage of surface water or to a drain provided therefor. Disposal of sub-soil water.

44. (1) Covered drains (except covered drains provided for the carriage of sub-soil water) and covered sewers shall be made with good sound pipes of glazed earthenware, stone ware, concrete, cast iron or other approved material. Materials for drains, etc.

(2) Drains and sewers above the ground shall be laid with cast iron pipes.