

Exemptions and Modifications

The Building Authority is charged with a duty to ensure that all building works, except where exempted, comply fully with the provisions of the Buildings Ordinance. Any departure from these provisions can only be permitted if formal exemption or modification has been granted in writing.

2. BO s42(1) provides that an exemption or modification can only be permitted where, in the opinion of the BA, special circumstances render it desirable.

3. When considering applications for exemptions or modifications, there is a prerequisite to identify the special circumstances. It has always been accepted that, in order to be conducive to the granting of exemptions or modifications, the legislature must have intended that the circumstances should demonstrate a situation positively in the public interest or, at the very least, a situation not contrary to the public interest. All relevant factors, including lease conditions, should be taken into account when considering applications for exemption and modifications.

4. Appropriate circumstances for the grant of an exemption/modification could be :

- (a) a proposal to use alternative new materials or alternative new technology which has been demonstrated to be no less effective than what has been prescribed in the Ordinance,
- (b) a proposal to provide a new lane behind a commercial building, or behind one on a class B site, in exchange for plot ratio or associated concessions; the new lane being in the public interest but otherwise not directly attainable under the Ordinance,
- (c) a proposal to allow public facilities in a building, such as an entrance to a MTR station, in recognition of being allowed appropriate concessions,
- (d) a proposal to allow a footbridge over a street, provided the location is suitable,
- (e) amenity features provided in accordance with PNAP 116.

5. Circumstances, which could be contrary to the public interest, might be, for example:

- (a) a proposal to allow large voids in a building not to be measured for GFA in a situation where there is reason to believe that the voids may later be slabbed over. The additional GFA (where in excess of permitted limits) could increase occupancy and this could be an additional burden on the infrastructure, and
- (b) a proposal to allow ceiling heights to be generally less than 2.5 m. This would produce poor living or working conditions,

6. When requests for a particular type of exemption or modification are frequently made and are regularly allowed, the possibility of putting up a case for amending the legislation should be considered.
7. The list at Appendix A represents circumstances where exemption from or modification of the appropriate section or regulation may be granted by a CBS/SBS/BS without further consultation when he is satisfied that the special circumstances justify that action. However, before granting the modification or exemption, all relevant information including lease conditions should be carefully examined.
8. Where applications for exemptions or modifications other than those in Appendix A are made, BC should be consulted for advice in the first instance. Unsubstantiated applications or applications made without germane special circumstances may, however, be rejected directly by the CBS/SBS/BS. Before referring an application to BC the views of other offices should be sought when necessary, eg B(P)Rs 27 and 47 applications should have the support of the GEO.
9. Within the terms of BO s42(3) conditions must be attached to all exemptions and modifications where appropriate. All applications for exemption or modification must be dealt with within the statutory processing period of any associated plans and the decision should be conveyed to the AP either by permit (Form BD 106) or in the disapproval letter.
10. All relevant information including lease conditions should be examined in full before granting any modification. Due consideration should also be given as to whether there is likelihood of abuse and misuse and to ensure that the acceptance criteria established for giving such modification have been fulfilled.
11. APs should not be invited to submit applications for exemption or modification unless it has been agreed that such will be granted.
12. Exemptions and modifications related to structural engineering aspects (including exemption from BO s31(1) to permit sheet piling to be placed in a street) should be dealt with by CSE/SSE.
13. No formal modification (BD 106) is required for acceptance of variation of the requirements specified in the codes of practice.

Appendix A - Exemptions/Modifications that may be granted by CBS/SBS/BS without further consultation.

Appendix B - Conditions to be imposed in issuing BD 106.

Ref.: BD GP/BORD/26

This issue Sept. 2000

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Exemptions/Modifications that may be granted by CBS/SBS/BS
without further consultation

Note: Officers authorized to grant exemptions or modifications are shown in brackets

Buildings Ordinance

BO.s31(1)

To permit the following to project over a street:

- (a) *Window flower box*
- not projecting more than 500mm over street;
 - not having a width exceeding the width of the window opening;
 - the base is well above the floor level;
 - provided as amenity to domestic units;
 - designed so as not to drip water onto the street.
- Air-conditioning hood and platform*
- width is justified;
 - min. height is 2.5m above ground level;
 - drainage system for disposal of water generated from the A/C plant provided.
- (b) cladding walling provided for refurbishment of existing building subject to minimal projection is consistent with the fixing method used (as advised by CSE but not more than 300 mm) and no resultant gain in floor area (CBS/SBS);
- (c) transformer room door heads which do not fall within the criteria under B(P)R7, provided that no obstruction is caused to vehicular or pedestrian traffic (CBS/SBS);
- (d) pedestrian bridges and other buildings required under the lease conditions, subject to compliance with the requirements of all interested departments (except in relation to any claims for GFA exemption or concession) (CBS/SBS);
- (e) canopies not strictly in accordance with B(P)Rs Part II, subject to compliance with the requirements of all interested departments and that the canopy can serve its function of weather protection for pedestrians and subject to the width of the canopy not exceeding 3 m nor extending beyond the edge of the pavement (CBS/SBS);
- (f) architectural features to enhance genuinely the appearance of buildings provided they are not excessive and comply with the spirit of PNAPs 68 & 116 (CBS/SBS);
- (g) installation of sheet piles under street subject to no adverse comments from Lands Dept, Highways Dept; Transport Dept. and other interested government department and requirements, if any, from the above departments are compiled with. (SBS/BS).

Building (Administration) Regulations

B(A)R 14(3)

To permit one set of submitted plans to be uncoloured (CBS/SBS/BS)

B(A)R 29(1A) & 33(1A)

To exempt plans submitted by charitable organizations from payment of fees for processing, subject to the building works being wholly for and directly associated with the charitable purpose (CBS).

To exempt plans from payment of fees for processing of A&A proposals for upgrading/improving building or fire safety (CBS).

Building (Construction) Regulations

B(C)R 43(3)

To permit curtain wall supports to be fixed by anchorage other than that specified under B(C)R 43(3)(a) or (b), provided that the proposed anchorage is structurally acceptable (CBS/SBS).

Building (Planning) Regulations

B(P)R 20 & 21

- (a) To permit existing party walls, common staircases and other party structures retained to be excluded from site coverage and plot ratio calculations, provided they are physically separated from the proposed new building at that particular floor level and no intervening space has any potential for infilling (CBS/SBS).
- (b) To permit genuine sunshades from plot ratio and site coverage calculations if the criteria set out in PNAP 172 are complied with (CBS/SBS).

B(P)R 22(1)

To grant bonus PR & SC in line with B(P)R 22(1) in return for corner splay not exceeding 4m x 4m with a height clearance not less than 3.3 m required by Transport Dept. or Highways Dept. subject to compliance with the conditions specified by TD or HyD (CBS).

B(P)R 23(2)(a)

To permit the existing private service lanes to be included in site area provided that the lane is not specifically required under B(P)R 28 and is not built in, over, upon or under (CBS).

B(P)R 23(3)(a)

- (a) To permit the exclusion of voids from GFA calculations where they appear at intermediate floor levels in the following cases:
- (i) in cinemas, theatres, auditoria, school halls, sporting halls and auditoria of religious institutions, in front of galleries;
 - (ii) in banking halls, outside mezzanine floors;
 - (iii) in shopping arcades, in atria or around escalators;
 - (iv) in bona fide hotels, club houses and commercial buildings, in prestigious main entrance halls over one storey high; and
 - (v) void over prestigious main common entrance hall of domestic building;
 - (vi) in front of cocklofts over ground floor shops, for single staircase buildings, subject to the cocklofts satisfying the following criteria:
 - (1) they are constructed over ground floor shops forming an integral part and within the curtilage of the ground storey;
 - (2) they are used only as storage for the shops;
 - (3) there is no sanitary provision in the cocklofts;
 - (4) they are not at the same level as any adjacent staircase landing;
 - (5) they are only accessible through the G/F. shop;
 - (6) a minimum clearance of 1.5 m is maintained across the front;
 - (7) all openings in the cockloft floor must be without full height enclosure but are defended with protective barriers not less than 1.1 m high; and
 - (8) only one such cockloft is situated in any one shop.

In all such cases CBS should satisfy themselves that any subsequent conversion resulting in excess plot ratio is unlikely (CBS).

Where there are no intermediate floors, high storey heights may be accepted where required by the intended use, as in squash and badminton courts and purpose designed factories with an identifiable client interest (CBS).

- (b) To permit suitably designed covered landscaped and play areas under the footprint of the domestic towers to be excluded from GFA calculations where there is no likelihood of abuse and that such areas do not exceed 5% of the total domestic GFA (CBS).
- (c) To permit filtration plant rooms for swimming pools to be excluded from GFA calculations subject to reasonable size (width of space between the plants and the wall of the room is less than 1.5 m) and installation of plants before OP application (CBS/SBS).
- (d) To permit the exclusion of horizontal screens referred to in PNAP 116, covered walkways and similar passageways provided for the convenience of occupants from GFA calculations subject to the width of such screen, walkway or passageway not exceeding 2 m wide (CBS).

- (e) To permit counters, offices, stores, guard rooms, and lavatories for watchman and management staff to be excluded from GFA calculation subject to :
- not excessive in size and size not exceeding 5 m² for every 50 flats per every block or for each block;
 - facilities are located in a common area or designated as common area in a Deed of Mutual Covenant (CBS).
- (f) To permit mail room not exceeding 60 m² in commercial and industrial buildings to be excluded from GFA calculation subject to :
- not excessive in size
 - endorsed by Postmaster General
 - located in common area or designated as common area in a Deed of Mutual Covenant
 - building is centrally managed (CBS)
- (g) To permit refuge floors, which are required under the MOE Code, to be excluded from GFA calculations subject to the floor be suitably designed to comply with the FRC code (CBS/SBS).
- (h) To permit TBE rooms to be excluded from GFA calculations subject to the compliance with the criteria and conditions laid down in PNAP 201 (to be withdrawn on 1 Nov 2000) (CBS/SBS).
- (i) To permit lift shaft areas in domestic and composite buildings over and above 2.5% of the total (domestic) GFA to be excluded from (domestic) GFA calculation subject to
- the total areas to be excluded not to exceed 3.5% of the total (domestic) GFA; and
 - the criteria for exemption laid down in PNAP 207 are complied with (CBS).

B(P)R 25(1)(a)

- (a) To permit a portion of a service lane to count as open space as provided for by B(P)R 28(3) for lanes not required under B(P)R 28(1) (CBS/SBS).
- (b) To exempt bona fide hotel developments from the provision of open space (CBS/SBS).

B(P)R 30

To permit the omission, or reduction in standard, of natural lighting and ventilation in the following cases(CBS/SBS):

- (a) an ancillary office which does not exceed 30% of the GFA of the premises within which it is located (this is particularly relevant to small 'offices' associated with industrial premises);
- (b) management office & shroff office serving commercial carparks
- (c) temporary sales office and show flat;
- (d) kitchens in licensed premises; and

- (e) in purpose designed office buildings subject to the following principles and criteria:
- (i) there should be recognizable reasons (structural, aesthetic, planning constraints, etc.) why the full standards required by the regulation cannot readily be met;
 - (ii) The building should be of such a type, in terms of location, status, and size, that would lead to the inference that (except in times of emergency) office workers would normally be in an artificially boosted and controlled environment;
 - (iii) plans should clearly show provisions for a central air-conditioning installation to serve the whole building;
 - (iv) most of the whole building, and most of each floor or occupancy unit, should have a reasonable provision of natural lighting and ventilation capable of ensuring that most of the premises can remain suitable for occupation even if the means for producing the artificial environment temporarily fail;
 - (v) the Form BA 16 applications should indicate clearly in paragraph 2 what minimum standards of artificial lighting and/or mechanical ventilation are proposed to be maintained if the modification is given;
 - (vi) the design of the building should not easily lend itself to division into a large number of separate units capable of occupation without any central management organization; and
 - (vii) the plans should clearly quantify the deficiency proposed, expressed as a percentage of the regulation requirements.

Where the omission of natural ventilation is permitted, the mechanical means of ventilation must be capable of supplying fresh air at a rate of not less than 5 changes of air per hour. Dual purpose industrial/office user premises, and industrial premises converted to office user, will be regarded as office user for the purposes of compliance with lighting and ventilation requirements. For the avoidance of doubt these categories of premises are not 'purpose designed office buildings'.

B(P)R 30(2)(a)(ii)

In 'curtain wall' situations, in respect of ventilation only, to permit the area of openable windows to be as low as 1% of the floor area in commercial buildings, on the following conditions (CBS/SBS):

- (a) that the provision of openable sashes is equally distributed about the facade;
- (b) that mechanical ventilation is provided to the satisfaction of the BA; and
- (c) that the accommodation is designed so that all units are capable of receiving natural ventilation in the event of failure of the mechanical system.

B(P)R 31(1)(d)

To accept the layout of prescribed windows for the habitable rooms/kitchens of domestic flats with deficiency in horizontal plane provided that

- the "prescribed" windows facing wide permanent open space; and
 - it is satisfied that the standards of lighting and ventilation would not be prejudiced.
- (CBS)

B(P)R 35A

To accept non-provision of gas aperture in the following :

- bathroom in domestic premises subject to the provision of shared hot water heater with other room and the hot water pipe from the said water heater is not greater than 12 m as required by Waterworks Regulation 19
- shower room for recreational facilities subject to the provision of electric water heaters installed prior to OP application (CBS/SBS).

B(P)R 36

To permit the omission, or reduction, of natural lighting and ventilation to rooms containing soil or waste fittings in the following cases, provided good management is available (CBS/SBS);

- (a) internal bathrooms in bona fide hotels;
- (b) toilets/ changing rooms in licensed premises;
- (c) in basements; and
- (d) in non-domestic buildings.

Such modifications must be conditional upon artificial lighting and mechanical ventilation being provided to the satisfaction of the BA. Where the omission of natural ventilation is permitted, the mechanical means of ventilation must be capable of supplying fresh air at a rate of not less than 5 changes of air per hour.

- (e) Bathrooms in domestic buildings subject to compliance with the criteria for exemption laid down in PNAP 219.

B(P)R 40

To permit the omission of natural lighting to staircases within a podium above the ground floor or within the central core of office towers subject to the provision of a permanent artificial lighting system with 30 lux min. lighting level backed up by an emergency lighting system providing a horizontal illuminance at floor level of not less than 2 lux. The design of the emergency lighting system should comply with the Code of Practice for Minimum Fire Service Installations and Equipment (CBS/SBS).

B(P)R 41B

To permit the non-provision of fireman's lift in A&A proposal subject to no adverse comment from D of FS (CBS/SBS).

Building (Private Streets and Access Roads) Regulations

B(PS&AR)Regs (generally)

To permit the modification of any regulation, subject to the agreement of and inclusion of any conditions imposed by the traffic authorities (HyD, TDD and/ or TD) (CBS/SBS).

Building (Refuse Storage Chambers & Chutes) Regulations

B(RSC&C)R 7

To permit refuse storage chambers to have no external wall provided that

- there are planning restraints
- DUS/DRS is satisfied that a refuse collection vehicle can gain access to the refuse storage chamber when so required under B(RSC&C)R 3; and
- the location of the chamber will unlikely cause noise or sanitary nuisance (CBS/SBS).

R(RSC&C)R 10(2)(a)

To permit doors to refuse storage chambers to be situated other than in an external wall, provided that there is sufficient cross ventilation, that there are planning restraints making compliance impractical and that FEHD raises no objection (CBS/SBS).

B(RSC&C)R 19(2)(b)

To permit vent pipes to be carried up to a lesser height in cases where the Hong Kong Airport (Control of Obstructions) Ordinance would otherwise be contravened, subject to their being so located as will not create a nuisance to any nearby occupancy (CBS/SBS/BS).

B(RSC&C)R 23(1)

To permit hoppers installed in industrial premises and markets to have a mouth opening exceeding the regulation maximum, subject to provision of suitable locking or other arrangement to safeguard against unauthorized access (CBS/SBS/BS).

B(RSC&C)Regs (generally)

To permit the modification of any other regulation for which a BC precedent exists in similar circumstances. In the case of refuse storage chambers, this would be subject to the agreement of and any conditions imposed by FEHD (CBS/SBS).

Building (Standards of Sanitary Fitments, Plumbing, Drainage Works & Latrines) Regulations

B(SSFPDW&L)Rs 5 & 8

To permit less facilities than those required when recommended by the Licensing Authority (CBS/SBS/BS).

B(SSFPDW&L)R 24(2)(a)

To permit the internal diameter of a trap to a soil fitment to be less than 80 mm provided that:

- (a) the fitment is of symphonic action;
- (b) the internal trap diameter to be not less than 54 mm; and
- (c) the fitment is within domestic, office, shop or industrial premises (CBS/SBS/BS).

B(SSFPDW&L)R 31(1)

To permit vent pipes to be carried up to a lesser height in cases where the Hong Kong Airport (Control of Obstructions) Ordinance would otherwise be contravened, subject to their being so located as will not create a nuisance to any nearby occupancy (CBS/SBS/BS).

B(SSFPDW&L)R 48

To permit drains or sewers to have a lesser fall, on condition that a minimum velocity of 750 mm/sec is achieved (CBS/SBS/BS).

B(SSFPDW&L)R 50(3)

To permit the provision of flexible joint for underground drainage pipework in reclaimed land subject to production of satisfactory test report demonstrating that the joint can accommodate the anticipated settlement (CBS/SBS/BS).

B(SSFPDW&L)Rs (generally)

To permit the modification of any other regulation for which an established BC precedent exists in similar circumstances (CBS/SBS/BS)

Section 1 Practice Note 2 - Appendix B

Conditions to be imposed in issuing BD 106

The special circumstances of each case should be given due consideration in granting exemption/ modification under BO s42. The following list gives a general guideline only.

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
1	BOs31(1)	To permit the canopy to project over street as shown on plans (for cases not strictly in accordance with B(P)Rs Part II)	Subject to compliance with requirements of all interested departments, PNAP 173, and that the canopy can serve its function of weather protection for pedestrians
2	BOs31(1)	To permit window flower boxes/individual air conditioner boxes to project over street as shown on plans.	Subject to provision of drainage system for prevention of water dripping onto street
3	BOs31(1)	To permit the cladding walling system enclosing the existing building facades to project over street.	
4	BOs31(1)	To permit the erection of a bridge over street.	Subject to compliance with requirements of all interested departments
5	BOs31(1) &B(P)R 23(2)(a)	To permit the existing private service lane to be extinguished, included in site area and built upon.	(1) A diversionary lane is to be provided and area of such is to be excluded from the site area. (2) The diversionary lane shall not be built in, over, upon and under. (3) The diversionary lane (if applicable) shall be surrendered to the Government.
6	B(P)R 23(2)(a)	To permit the existing private service lane to be included in site area.	The service lane shall not be built in, over, upon or under.
7	B(A)R 14(3)	To permit the plans to be uncoloured.	
8	B(A)R 29(1A)/ 33(1A)	To permit exemption from payment of fees for the processing of plans.	

No	BO/Reg	Description	Conditions
9	B(P)Rs 20 & 21	To permit the site coverage and plot ratio to be exceeded in return for the dedication of floor areas other than at ground level for public passage.	<p>(1) This modification is given in recognition of the dedication referred to above.</p> <p>(2) The dedication is to be embodied in a Deed of Dedication to be signed by the building owner and the government (or in the lease of the lot) and registered at the Land Registry.</p> <p>(3) This modification will be revoked if an application for consent to commence works utilizing the bonus plot ratio submitted before the Deed of Dedication is executed.</p> <p>(If passage is for connection to a public footbridge, also (4)).</p> <p>(4) This modification will be revoked if an application for an occupation permit is submitted before the dedicated area is connected to the public footbridge and a through passage is provided.</p>
10	B(P)Rs 20 & 21	To permit the existing party wall/common staircase as shown on plans to be excluded from site coverage and plot ratio calculations.	
11	B(P)Rs 20 & 21	To permit the site coverage and plot ratio of the hotel to be designed to the non-domestic limits.	

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
12	B(P)Rs20 &21	<p>To permit the site coverage and/plot ratio to be exceeded by an amount calculated in accordance with B(P)R22(1).</p> <p>* Add to para. 2(a) of Form BD106 as follow :</p> <p>"..., which plans indicate the dedication of an area of the lot for public passage."</p>	<p>(1) This modification is given in recognition of the dedication referred to above.</p> <p>(2)(a) The dedication is to be embodied in a Deed of Dedication to be signed by the building owner and the Government and registered at the Land Registry.</p> <p>or (b) The dedication to be embodied in the lease of the lot and registered at the Land Registry.</p> <p>(3) This modification will be revoked if an application for consent to commence works utilizing the bonus plot ratio is submitted before the Deed of Dedication is executed.</p>
13	B(P)Rs20&21	<p>To permit the site coverage and plot ratio to be exceeded by an amount calculated in accordance with B(P)R22(2).</p> <p>* Add to para. 2(a) of Form BD106 as follow :</p> <p>"...., which plans indicate an undertaking to surrender an area of the lot for street widening."</p>	<p>(1) This modification is given in recognition of the undertaking referred to above and the separate letter of undertaking to surrender submitted by the owner.</p> <p>(2) The undertaking is to be embodied in an Agreement to Surrender to be signed by the building owner and the Government and registered at the Land Registry.</p> <p>(3) This modification will be revoked if consent to commence works is applied for before the Agreement to Surrender is executed.</p>

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
14	B(P)R23(3)(a)	To permit the area reserved for setting down and picking up hotel users, for loading and unloading, and for waiting vehicles be excluded from gross floor area calculation.	
15	B(P)R23(3)(a)	To permit the void(s) at to be excluded from gross floor area calculation.	
16	B(P)R23(3)(a)	To permit the covered play areas on ... to be excluded from gross floor area calculation.	
17	B(P)R23(3)(a)	To permit the club house/ recreational facilities on to be excluded from gross floor area calculation.	(1) The undertaking is to be registered in the Land Registry before the application for an occupation permit is submitted. (2) The recreational area should be for the exclusive use of the owners and residents only as indicated on the approved plans and such area shall not be used for any purpose or by any other persons without the prior consent of the Building Authority.
18	B(P)R25(1)(a)	To permit a portion of private service lane provided under B(P)R 28(3) to count as open space.	
19	B(P)R25(1)(a)	To exempt the hotel from the provision of open space.	
20	B(P)R30	To permit the reduction in standard of natural lighting and ventilation in on	Artificial lighting and mechanical ventilation to be provided to the satisfaction of the Building Authority.

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
21	B(P)R 30(2)(a)(ii)	To permit the area of openable windows of the offices to be less than 1/16th of the floor area.	Openable windows with area not less than 1% of the floor area to be provided and evenly distributed about the facade and mechanical ventilation to be provided to the satisfaction of the Building Authority.
22	B(P)R 32	To permit the depth of habitable room to be more than 9 away from a prescribed window.	Artificial lighting and mechanical ventilation to be provided to the satisfaction of the Building Authority.
23	B(P)R36	To permit the omission of natural lighting and ventilation in on	Artificial lighting and mechanical ventilation at a rate of not less than 5 changes of air per hour to be provided to the satisfaction of the Building Authority.
24	B(P)R36	To permit the reduction in standard of natural lighting and ventilation in on	Artificial lighting and mechanical ventilation to be provided to the satisfaction of the Building Authority.
25	B(P)R36	To permit the omission/reduction in standard of natural lighting and ventilation in bathrooms on	Subject to the compliance with the requirements and conditions as laid down in PNAP 219.
26	B(P)R40	To permit the omission of natural lighting to staircases within the podium above ground floor.	Permanent artificial lighting system with 30 lux min. lighting level backed up by an emergency lighting system providing a horizontal illuminance at floor level of not less than 2 lux. The design of the emergency lighting system should comply with the Code of Practice for Minimum Fire Service Installations and Equipment.
27	B(P)R47(2)	To permit the space left between the domestic building and the bottom of the retaining wall be less than 1.5m in width.	Subject to GEO's comments
28	B(PS&AR)Rs	Generally	Subject to any conditions imposed by the traffic authorities

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
29	B(RSC&C)R5	To permit the refuse storage chamber to be without vehicular access.	A central refuse collection point with vehicular access adequate for the ingress and egress of a refuse collection vehicle used by the FEHD.
30	B(RSC&C)R7	To permit the wall of the storage chamber to be other than an external wall.	
31	B(RSC&C) R10(2)(a)	To permit the door of the storage chamber to be situated other than in an external wall.	Sufficient ventilation to be provided to the satisfaction of the Building Authority. (NB : consequent modification on B(RSC&C) R6 may be required)
32	B(RSC&C) R10(2)(a)	To permit the water supply point in the refuse storage chamber to be connected to the supply of potable water.	Subject to agreement of the Water Authority
33	B(RSC&C) R19(2)(b)	To permit the vent pipe to be carried up to a height less than 1m above the roof of the building.	The vent pipe to be so located that it will not create a nuisance to any nearby occupancy.
34	B(RSC&C)R22	To permit hopper rooms to be situated in a place not permanently ventilated to the open air.	Mechanical ventilation shall be provided to the satisfaction of the Building Authority.
35	B(RSC&C) R23(1)	To permit hoppers to have mouth opening exceeding 350 x 250 mm.	Suitable locking or other arrangements to be provided to safeguard against unauthorized access.
36	B(SSFPDW&L)R 19(2)(a)(i) or 19(2)(b)	To permit the capacity of a flushing cistern to be less than 9 L.	The capacity of the flushing cistern should not be less than 7.5 L.
37	B(SSFPDW&L)R s5&8	To permit less facilities than those required under the regulations.	Subject to Licensing Authority's comments
38	B(SSFPDW&L)R 22(2)	To permit storage tank for flushing water to be at a position below the level of the highest fitment.	A pressurized flushing system shall be installed.

<i>No</i>	<i>BO/Reg</i>	<i>Description</i>	<i>Conditions</i>
39	B(SSFPDW&L)R 24(2)(a)	To permit the internal diameter of a trap to a soil fitment to be less than 80 mm.	The fitment to be of symphonic action type and the internal trap diameter to be not less than 54 mm.
40	B(SSFPDW&L)R 31(1)	To permit the vent pipes to be carried up to a height less than 1m above the roof of the building.	The vent pipes to be so located that they will not create a nuisance to any nearby occupancy.
41	B(SSFPDW&L)R 48	To permit the drain(s)/private sewer(s) to have a lesser fall than that specified in the regulation.	A minimum velocity of 750 mm per second is achieved.