



Circular Letter No.: 2019.155 (Revision 1 – with Track Changes)

Issue Date: 21 January 2019

Revision Date: 21 July 2023

Application: BEAM Plus NB Version 1.1 and 1.2

Effective Date: 21 July 2023

**EU 11c Operator Training and Operation and Maintenance Facilities**  
**Appendix 8.5.8 Operator Training and Facilities**

1. Technical Circular Letter No. 2015.126 dated 19 March 2015 will be **withdrawn** on the effective date.
2. The following table sets out the buildings required to provide chemical storage area and/or chemical mixing area.

Parts of The Building	Type of A/C System	Requires Chemical Storage Area	Requires Chemical Mixing Area
Domestic <sup>1, 2</sup>	Window-type units	✗	✗
	Split-Type/VRF system without fresh air provisions	✗	✗
	Split-Type/VRF system with fresh air provisions (including DX-PAU and fresh air processing units)	✗	✗
Non-Domestic <sup>3</sup>	Chiller HVAC plant <sup>4</sup> installed within the assessment boundary	✓	✓ <sup>4</sup>
	District cooling system or chiller plant installed outside of the assessment boundary	✓	✗
	Split-Type/VRF system without fresh air provisions	✓	✗
	Split-Type/VRF System with fresh air provisions (including DX-PAU and fresh air processing units)	✓	✗

3. Projects that are required to provide chemical storage area and/or chemical mixing area shall observe the following functional requirement:

<sup>1</sup> Domestic refers to the part of a composite building that is constructed or intended for habitation. This may include residential flats and dormitories.

<sup>2</sup> The requirement on chemical storage area and chemical mixing area is exempted for the domestic parts of the building given that the habitant will be responsible for the operation and maintenance of their personal domestic space.

<sup>3</sup> Non-domestic refers to the part of a composite building that is constructed or intended for use otherwise than for habitation. This may include clubhouses, offices, hotel rooms, shopping arcade, cinema, common entrance.

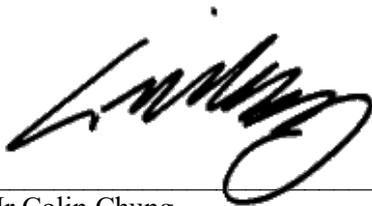
<sup>4</sup> A separate chemical mixing area is required for the non-domestic parts of the building with the provision of chiller system because the chiller system requires chemical mixing and dosing as part of the chiller water treatment.

<sup>4</sup> HVAC plant refers to HVAC related plant for cooling and/or heating generation (e.g. chiller plant, heat pump plant, cooling tower plant, etc.)

- i. Chemical storage area – a lockable room for cleansing services (e.g. janitor room, cleaner’s store) or a lockable enclosure cabinet within an operation and maintenance facility<sup>5,6</sup>.
- ii. Chemical mixing area – an area within an operation and maintenance facility equipped with the following building services installation:
  - (a) Separate outside venting and operated under negative pressure or exhaust route to centralised exhaust riser with non-return damper at the branched duct for the designated room and maintain negative pressure with respect to adjacent spaces when the doors to the room are closed;
  - (b) Water supply point for mixing and diluting concentrated products; and
  - (c) Provision of Drainage point for the appropriate disposal of liquid waste products.

4. No size requirement for the chemical storage area and/ or chemical mixing area.

5. Co-location of chemical storage area and chemical mixing area in a single operation and maintenance facility is acceptable so long if all functional requirement has been fulfilled.
6. The Applicant is encouraged to file a Credit Interpretation Request for clarifications if he/she is in doubt on whether certain parts of the building can serve as chemical storage area and/or chemical mixing area.
7. Approved PA projects: For projects that have already completed PA, the Applicant may opt to include the same chemical storage area, same chemical mixing area and same supporting amenities to the chemical storage/mixing area for the subsequent assessments (FA or Re-assessment in the PA stage). For the avoidance of doubt, the Applicant shall provide the relevant documentations (e.g. extract of the PA report, relevant layout drawings, etc). in subsequent assessments to support the intention of including same chemical storage area, same chemical mixing area and same supporting amenities to the chemical storage/mixing area as in PA.



Ir Colin Chung  
Chairperson of Standards Sub-committee

<sup>5</sup> Operation and maintenance facility refers to an indoor area having the function compatible to workshop, janitor room, central storage store room, chiller plant room or A/C plant room. Locations such as RS&MRC; refuse room; toilet; pipe duct; and plant rooms for electrical/ ELV/ fire services are not appropriate for chemical storage.

<sup>6</sup> For project developments which only require to provide chemical storage areas and without the O&M facility mentioned in footnote 5, the Applicant can propose other O&M facility such as plant rooms for plumbing and drainage system, maintenance office etc.