Circular Letter No.: 2023.189

Issue Date: 21 July 2023

Application: BEAM Plus NB Version 2.0

Effective Date: 21 July 2023

WU 5 Twin Tank System

1. The Technical Circular Letter hereby announces an update to the credit content for **WU 5 Twin Tank System** under BEAM Plus NB v2.0.

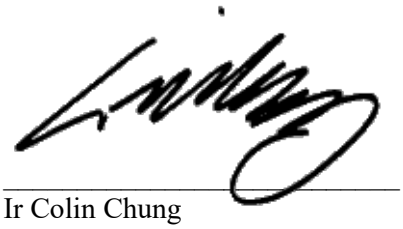
2. The aim of the update is to clarify the coverage of twin tank system for this credit.

3. The requirements given in Section 6.1 of the BEAM Plus NB v2.0 Manual (2021 Edition) are hereby updated with the enclosures in Annex A of this Technical Circular Letter.

    - Pages Annex A-1 to A-2 shall replace all contents in Section 6.1 on WU 5 specified in Pages 292 to 293 of the Manual.

4. Approved PA projects: For projects that have already completed PA and have certain assessment approach approved, the Applicant may opt to adopt the same assessment criteria for FA or voluntarily comply with this Technical Circular Letter. For the avoidance of doubt, the Applicant shall provide PA evidence (e.g., extract of the PA report, documents submitted for assessment in PA, etc.) in subsequent assessments to support the intention of using the same assessment methodology as in PA.

5. For the ease of reading, the credit content in Pages Annex A-1 to A-2 of this Technical Circular Letter has incorporated the previously published FAQ #155 for WU 5, which was issued on 13 May 2022.



Ir Colin Chung
Chairperson of Standards Sub-committee

Annex A:
Updated Credit Content for Section 6.1 under BEAM Plus NB v2.0

6 Water Use **6.1 Water Conservation**

WU 5 Twin Tank System

Extent of Application

All buildings (including buildings with centralised/ shared tank that is outside the assessment boundary)

Objective

To reduce the water wastage during the maintenance or cleaning of the water tanks and provide an uninterrupted potable and flushing water supply to building users.

Credits Attainable

1

Credit Requirement

1 credit for providing twin tank for potable water supply system and flushing water supply system.

Assessment

Twin tank shall be installed for potable and flushing supply water systems, which shall include:

- All main storage tanks (regardless of capacity); and
- Other tanks (e.g. transfer tanks and intermediate tanks) with capacity of 5,000 litres or above.

Two-compartment tank and two separate identical tanks are accepted as twin tank.

Each compartment/ tank of the twin tank shall be equipped with:

1) A duplicated set of inlet, outlet and associated overflow and drainage pipeworks;
2) A stop valve at the inlet of each tank compartment to ensure that water will not get into the compartment when it is being cleaned; and
3) An automatic pump control switch at the downstream side of each sump pump to protect the up-feed system particularly when the stop valve for the tank compartment is closed.

   If other alternatives such as pressure switch and manual approach are adopted, the following supporting information shall be provided:

   3.1. Justification of the difficulty/ constraint for the project to provide an automatic pump control switch;

   3.2. Details of an alternative proposal; and

   3.3. Evidence such as design drawings, undertaking letter from the project owner/ developer, operation manual of the project, etc.

   to demonstrate how the proposed alternative could serve the same function as an automatic pump control switch to protect the up-feed system (i.e. up-feed pumps) when the stop valve for the tank compartment is closed during cleansing.

Submittals

Supporting Documents *Please provide softcopies with filename prefix as indicated on the leftmost column below.*		**PA**	**FA**
WU_05_00	BEAM Plus NB submission template for WU 5	✓	✓
WU_05_01	Plumbing schematic drawing(s) and plumbing layout drawings, highlighting the provisions of the twin tank system for potable water and flushing water systems, and the associated installations as stated in items (1) to (3) in the assessment criteria	✓	✓
WU_05_02	Supporting information for the adopted alternative other than the automatic pump control switch as stated in items 3.1 to 3.3 in the assessment criteria (if applicable)	✓	✓

Remarks

(a) Additional Information

None

(b) Related Credit

None