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IEQ

6.1 SECURITY

IEQ 1 SECURITY

EXCLUSIONS

None.

OBJECTIVE

Engender a feeling of well-being amongst building users.

CREDITS ATTAINABLE

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PREREQUISITES

Burglar alarm systems shall comply with the Noise Control Ordinance.

CREDIT REQUIREMENT

1 credit for scoring at least 75% of the applicable security measures and facilities for the building.

ASSESSMENT

The Client shall submit a report prepared by a suitably qualified person which includes a completed checklist of the security measures and facilities provided, justification for each checked item, details of the physical security systems provided, and a detailed security manual explaining how the physical provisions (hardware) integrate with the management system (software) for the building.

Where 75% compliance of applicable items is demonstrated, the credit shall be awarded.

Alternatively, the Client may provide detailed rationale and arguments to demonstrate that security systems are integrated and an enhanced standard of security can be provided.

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ASSESSMENT GRID

Site perimeter controls:	Pt	Surveillance:	Pt	Building Security:	Pt	Site/Building Layout	Pt
Site is fenced, gate(s) attended during active hours, intercom and camera surveillance during silent hours.	2	Lighting of site: Overall illumination of the site is between 50 and 200 lux.	2	Entry from adjacent building(s): Access is prevented by a separating distance of 6m.	2	Pathways are short, wide and straight	1
Restricted areas of the site are fenced with a locked gate.	1	Site is illuminated by street and building exterior lighting.	1	Access from adjacent building is inhibited by barriers.	1	Footpaths are well lit, convex steel mirrors to forestall concealment.	1
Vehicle Access Control: Parking is indoor and with attended control station.	2	Monitoring of site: Colour monitoring of building entrances and perimeter.	2	Security guards can verify by CCTV monitor and card reader.	2	Amenity/play areas overlooked from the building.	1
Parking for visitors and building users are separated with guard patrol.	1	B&W monitoring of building entrances and perimeter.	1	All people and traffic from parking must pass security control or parking control station.	1	Elevators are monitored by CCTV.	1
Security of stored vehicles: Company vehicles in indoor parking or fenced compound with CCTV monitoring in silent hours.	2	Guard patrol: Frequent patrol of building and fence perimeter.	2	Doors and windows at grade: Secured with heavy duty hardware, security glazing and deadlocks.	2	Staircases are wide, open and well lit.	1
Company vehicles in separate well lit area.	1	Single guard patrol during silent hours.	1	Secured with high grade hardware.	1	Meters are located in common areas	1
Optional (by Client)	2	Planting: clear of building pathways and parking.	2	Alarmed for opening and breakage to central control and perimeter is monitored with CCTV.	2	Optional (by Client)	2
Optional (by Client)	1	Planting 6m clear of building.	1	Alarmed locally for opening and breakage.	1	Optional (by Client)	1
Total Applicable Points:		Points Achieved:		Percentage Achieved:			



Circular Letter No.: 2020.167

Issue Date: 5 June 2020

Application: BEAM Plus NB Version 1.1 and 1.2

Effective Date: All first assessment submission¹ made on or after 1 September 2020

IEQ 1 Security

1. This Technical Circular Letter hereby announces an update to the assessment criteria and credit content for IEQ 1 under BEAM Plus NB v1.1 and v1.2. By adopting the updated assessment checklist, 1 credit shall be achieved for scoring at least 75% of the applicable security measures and facilities for the building.
2. The updated assessment checklist and submission template (IEQ 1_Revision 1) is hereby enclosed in **Annex A** of this Technical Circular Letter. The same can now be downloaded on the BEAM Society's website. 5
3. All projects that make the first assessment submission on or after the effective date shall adopt the updated assessment checklist and use the updated submission template (IEQ 1_Revision 1) for assessment submission. 6
4. Projects that submit the first assessment submission before the effective date may voluntarily comply with this Technical Circular Letter. In this case, the Applicant must comply to all assessment criteria in the updated assessment checklist (i.e. a hybrid submission between the previous submission checklist and updated submission checklist is not accepted).

A handwritten signature in black ink, appearing to be "Ir SK Ho", written over a horizontal line.

Ir SK Ho
Chairperson of Standards Sub-committee

¹ First assessment submission refers to the date when the initial assessment is formally accepted by BSL. For example, if the project has both PA and FA, then it would be the date when BSL formally accepts the project for PA submission. If the project has only FA, then it will be the date when BSL formally accepts the project for FA submission.

Indoor Environmental Quality

IEQ 1, For BEAM Plus New Buildings Version 1.1 and 1.2, could project buildings / premises with high security level be exempted from providing sensitive and confidential information on the proposed or installed security management system to demonstrate the compliance of sub-items under this credit?

Yes. The exemption of providing sensitive and confidential information on the proposed or installed security management system shall be allowed for projects with high security level (e.g. buildings with restricted access such as prison, police station, fire station, airport, boundary crossing facility, etc).

To demonstrate the compliance of the objective of the attempted sub-items, the Applicant(s) shall provide (a) narrations describing the function of the project buildings / premises and the justifications on their high level of confidentiality, (b) brief description of the proposed or installed security measures (e.g. colour CCTV monitoring system, intercom system, card reader access system, burglar alarm system, watchman tour system or other similar provisions) and (c) declaration letter endorsed by the project proponent(s) confirming that the security measures / features have been applied onto the project.

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Please note that all narrations provided to justify for the security provision for buildings with high level of confidentiality will be considered by its own merits and by case-to-case basis.

(Released on 5 June 2020)