

BEAM Plus Interiors

Version 2.0 (Beta 0)

02.2022

Checklist for Residential Units

Disclaimers of BEAM Plus Interiors V2.0 (Beta 0)

The BEAM Plus Interiors V2.0 (Beta 0) is released as a beta version for pilot use. This must not be taken as an official launch of the final version which is subject to changes in due course.

In no circumstances shall a reader rely on this version for any purpose other than treating this as a beta version for pilot use.

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Beta 0

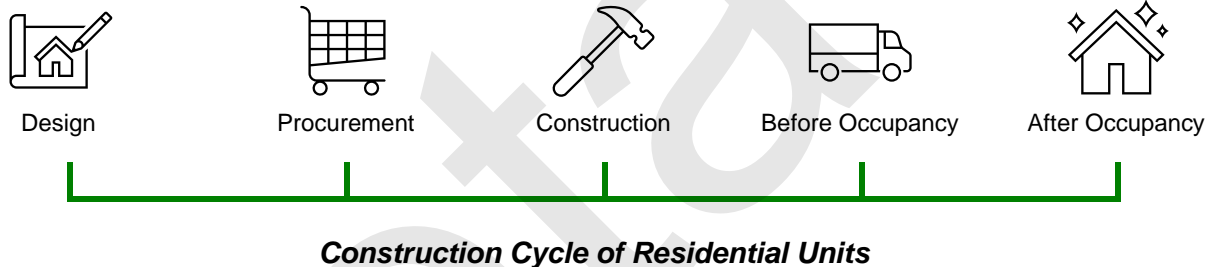
BEAM Plus Interiors V2.0

Checklist for Residential Units

Instruction

This checklist provides a set of items and requirements towards rating achievement of BEAM Plus Interiors V2.0 for Residential Units. Photo records are required for each attempted item, with optional description. A set of annotated floor plans before and after renovation shall also be prepared for submission.

The checklist items are categorised based on the construction cycle of residential units. The Applicant can find out the material timeline of each item clearly to avoid any delay in incorporating related features into the design.



Rating Methodology

- 1. Green Rating:** Achievement of at least 30 items of the whole checklist, with fulfilment of at least 1 item for each performance category; or
- 2. Green+ Rating:** Achievement of at least 45 items of the whole checklist, with fulfilment of at least 1 item for each performance category.

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Integrated Design and Construction Management (IDCM)

Items and requirements

For items 1 - 5, each of the following practices shall be adopted during fit-out activities to reduce air pollution:












-  **1.** Provide walk-off mats at entryways.
-  **2.** Only use windows for ventilation. Keep the main door closed and seal all gaps with coverings or wet towels to avoid causing nuisance to the neighbours.

Photo and/or basic description

-  **3.** Cover up cement, sand, debris or other dusty materials stored on-site and keep materials organised to improve safety as well as indoor air quality.
-  **4.** Conduct flush-out¹ by mechanical or natural means before occupancy.
-  **5.** No noisy activities before 9am and after 6pm or within operation hours as agreed with the property management company and no noisy fit-out activities are carried out on Sundays and public holidays.
-  **6.** Treat and dispose of chemical waste² properly.
-  **7.** Recycle waste from fit-out activities.
-  **8.** Adopt easy-to-clean and easy-to-maintain design. For example, a ceiling is painted properly without any false ceiling.
-  **9.** Minimise paper usage during renovation. For example, using digital tools for design presentations.
-  **10.** Select transformable furniture³ to accommodate different functions of interior spaces.
-  **11.** Involve a BEAM Pro⁴ in the whole design or build process.





Total **/ 11**

Materials and Waste (MW)

Items and requirements


Photo and/or basic description

- 1.** Procure certified green products endorsed by Construction Industry Council (CIC) Green Product Certification⁵ or regionally or internationally recognised standards for each of the following items:

-  **a.** Paint & coating;
-  **b.** Adhesive & sealant;
-  **c.** Flooring; and
-  **d.** Others to be proposed by the Applicant.

- 2.** Provide a recycling bin or dedicated sorting area for each of the following items:

-  **a.** Paper;















-  j. Others to be proposed by the Applicant.


Require photo records showing before and after fit-out works

Total






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Energy Use (EU)









	Items and requirements	Photo and/or basic description
	1. Install all new home appliances with Grade 1 Energy Label (Mandatory Energy Efficiency Labelling Scheme) ⁸ for each of the following items:	
	<input type="checkbox"/> a. Air-conditioners;	
	<input type="checkbox"/> b. Washing machines;	
	<input type="checkbox"/> c. Refrigerators;	
	<input type="checkbox"/> d. Dehumidifiers;	
	<input type="checkbox"/> e. Televisions; and	
	<input type="checkbox"/> f. Induction cookers.	
	<input type="checkbox"/> 2. Install either Grade 1 (Mandatory Energy Efficiency Labelling Scheme) ⁸ new storage type electric water heaters or new domestic gas instantaneous water heaters with recognised label.	
	<input type="checkbox"/> 3. Adopt double layered external windows or innovative insulators, such as solar films, for windows facing east or west at least.	
	<input type="checkbox"/> 4. Establish clear light zoning for ease of control of lighting.	
	<input type="checkbox"/> 5. Keep refrigerators away from sunlight and well-ventilated.	
	<input type="checkbox"/> 6. Install sockets with an on/off button.	
	<input type="checkbox"/> 7. Provide a drying rack or retractable clothesline for drying clothes.	
	<input type="checkbox"/> 8. Use LED lighting in all light fittings.	
	<input type="checkbox"/> 9. Comply with the manufacturer’s recommended installation position of air conditioners regarding internal spaces, unobstructed air circulation and minimum width of any external recess for heat rejection. (Submittals include the manufacturer’s recommended installation dimensions and photos showing installation dimensions of air conditioners)	








- | | | | |
|---|--------------------------|--|-------------|
|  | <input type="checkbox"/> | 10. Install smart home devices ⁹ to manage household energy and drive behavioural change. | |
| Total | | | / 15 |

Water Use (WU)

		Items and requirements	Photo and/or basic description
	<input type="checkbox"/>	1. Install water taps or flow controllers for water taps with Grade 1 Label (Voluntary Water Efficiency Labelling Scheme) ¹⁰ .	
	<input type="checkbox"/>	2. Install shower heads or flow controllers for shower heads with Grade 1 Label (Voluntary Water Efficiency Labelling Scheme) ¹⁰ .	
	<input type="checkbox"/>	3. Install new washing machines with Grade 1 Label (Voluntary Water Efficiency Labelling Scheme) ¹⁰ .	
	<input type="checkbox"/>	4. Install dual flush water closets.	
	<input type="checkbox"/>	5. Do not install rain showers.	
Total			/ 5

Health and Wellbeing (HWB)

		Items and requirements	Photo and/or basic description
	<input type="checkbox"/>	1. Ensure at least a pair of adequately sized windows ¹¹ can be opened for cross ventilation ¹² .	
	<input type="checkbox"/>	2. Install a sizable ceiling fan ¹³ to enhance ventilation.	
	<input type="checkbox"/>	3. Use water-based or low-VOC paints.	
	<input type="checkbox"/>	4. Install a sizable indoor air purifier ¹³ for reducing TVOC & Particulates.	
	<input type="checkbox"/>	5. Floor drains are easily accessible.	
	<input type="checkbox"/>	6. Use light fittings with CRI ¹⁴ greater than 80.	
	<input type="checkbox"/>	7. Do not block all windows from having daylighting and outside view.	
	<input type="checkbox"/>	8. Separate zone with noisy activities from that of quieter ones.	

	<input type="checkbox"/> 9. Adopt acoustic features to eliminate possible noise nuisance. For example, acoustic panels, carpets, door seal, etc.	
	<input type="checkbox"/> 10. Provide planting per habitable space.	
	<input type="checkbox"/> 11. Install a piece of fitness equipment at home. For example, a dumbbell.	
	<input type="checkbox"/> 12. Adopt design for special needs. For example, design for elderly or disability.	
	<input type="checkbox"/> 13. Adopt ergonomic features in the design.	
	<input type="checkbox"/> 14. Install window blinds to reduce glare.	
	<input type="checkbox"/> 15. Install clothes sanitising machine near the main door.	
Total		/ 15

Innovations and Additions (IA)

Items and requirements

1. Present evidence of the application of new practices, technologies and/ or techniques that are not described in this checklist; and the associated benefits in addressing sustainability objectives for residential units:
 - a. Proposal 1;
 - b. Proposal 2;
 - c. Proposal 3;
 - d. Proposal 4;
 - e. Proposal 5;
 - f. Proposal 6;
 - g. Proposal 7;
 - h. Proposal 8;
 - i. Proposal 9; and
 - j. Proposal 10.

Photo and/or basic description

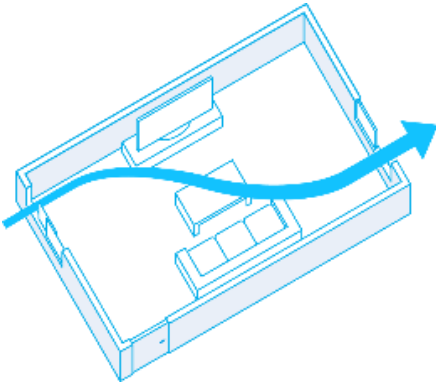
Total **/ 10**

- End of checklist -

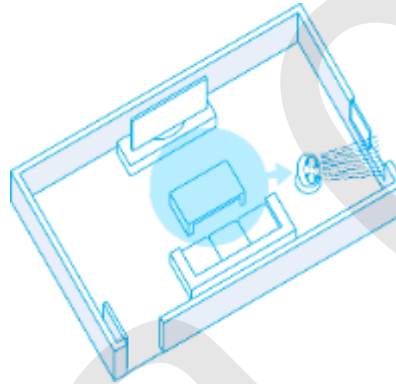
Supplementary Notes

1. Flush out: An air flush is a technique whereby air is forced through a residential unit prior to occupancy in order to remove or reduce pollutants, such as VOCs and particulate matter.

Rooms with 2 opposite windows



Rooms with 1 window



(Source: <https://www.hotaidev.com.tw/ventilation/#cnt1>)

2. Chemical waste, such as paint, solvent, etc.
3. Transformable furniture, such as foldable bed, expandable table, etc.
4. BEAM Professional with a valid credential for BEAM Plus Interiors V2.0.
5. Reference Label of CIC Green Product Certification:



6. Regional materials: The point of raw materials and manufacture shall be located within an 800km radius of the HKSAR by road transportation; within a 1,600km radius by rail transportation; or within a 4,000km radius by sea transportation.



7. Examples of Environmentally Certified Label:



8. Mandatory Energy Efficiency Labelling Scheme



(Source: https://www.emsd.gov.hk/en/energy_efficiency/mandatory_energy_efficiency_labelling_scheme/)

9. Smart home devices, such as smart lighting control, smart plug, etc.

10. Voluntary Water Efficiency Labelling Scheme



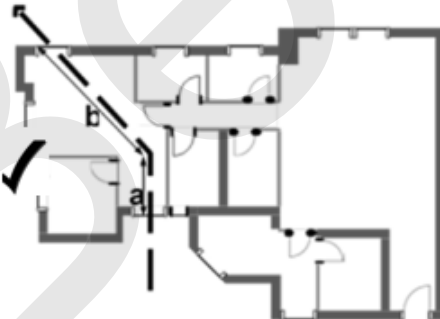
(Source: <https://www.wsd.gov.hk/en/plumbing-engineering/water-efficiency-labelling-scheme/index.html>)

11. Adequately sized windows: Do not change the openable window areas from original building layout plan.

12. Cross ventilation:

Pass:

- One turn only
- Angle of turn not greater than 90°
- total distance a+b ≤ 12m



13. Sizable ceiling fan/ indoor air purifier: "Sizable" means the operation of fans or indoor air purifiers can cover the size of room where you place them. The recommended covered area shall base on the manufacturer's manual.

14. Colour Rendering Index (CRI): The ability of a light source to reveal colours of objects. High CRI means that the appearance of objects is revealed close to natural light.



(Source: <https://www.usa.lighting.philips.com/consumer/led-lights/quality-of-light-led-lighting>)