

INTERPRETATIONS & RULINGS

The credit precedents, interpretations and rulings listed in the table below have been approved by the Technical Review Panel of the BEAM Society for Version 4/04 'New Buildings' and Version 5/04 'Existing Buildings'

It should be noted that:

- rulings apply to all new assessments that commence after the date of the ruling
- rulings do not apply to assessed projects that have already received confirmation of their final BEAM rating
- this paper does not include the rulings so far applied for buildings located outside Hong Kong

Rulings will be considered for inclusion during future revisions to the BEAM standards.

Reference	Description	Date
General Item	There are different local and overseas requirements within BEAM that may change throughout the contract period. The assessment shall be based on the version of those requirements current at the commencement of design.	/
Flexible engineering services Credit 3.1.4c	1 credit is added for flexible engineering design that can adapt to changes of layout and use for Version 4/04 which in-line with Version 5/04.	/
Forest products used in the building Credit 3.2.2b	Credit can be awarded if at least 50% of timber (in terms of weight or volume) applied in the development is originated from sustainable source.	01 Dec 08
Refrigerant Credit 3.2.4a	Refrigerant R410A would also be acceptable although its Global Warming Potential is slightly higher than 1600.	/
Demolition Waste Credits 3.3.1 to 3.3.3	If the demolition and the construction work are managed by the same client, this section shall be considered even though the previous building may be demolished years before the new construction work.	26 Sep 08
Renewable Energy Credit 4.2.7	The stated renewable energy target benchmark has been revised from 2%, 4% and 6% (for urban areas) and 4%, 8% and 12% (for non-urban areas) to 0.5%, 1% and 2% (for both urban and non-urban areas) as a means to make the achievement of these credits more realistic.	29 Apr 08
Clothes Drying Facilities Credit 4.3.2	Credit can only be awarded for ALL residential units provided with suitable clothes drying facilities which utilize the natural environment.	14 Nov 07
Water Efficient Appliances Credit 5.2.5b	Baseline of the water consumption for washing machine is 12 litres / kg.	/

Reference	Description	Date
Innovation and performance Enhancement Credit 7	All credits applied for this section shall be reviewed and approved by the Technical Review Panel individually. Although the following innovative design items have been approved previously, when they become more widely adopted, credit will not be achieved.	/
Performance Enhancements Credit 7.2	Bonus credits WILL NOT be awarded for the use of condensate water recovery systems, whatever the quantity of water recovered for reuse, since such systems are already in use in some buildings.	14 Nov 07
Performance Enhancements Credit 7.2	The retention of more than 90% of an existing structure in the renovation or construction or of a new building development has been designated one credit given the substantial associated savings in C&D wastes.	14 Nov 07
Performance Enhancements Credit 7.2	One bonus credit will be awarded if all measured IAQ parameters comply with the Excellent Class requirement of the Hong Kong Government's IAQ Certification Scheme.	14 Nov 07
Performance Enhancement Credit 7.2	The use of an electronic project management system during design and construction has been designated one bonus credit, provided that the client team quantifies the expected reduction in paper waste.	19 Feb 08
Performance Enhancement Credit 7.2	The use of computational 3D modeling during design and before construction commencement has been designated one credit, provided that the client team quantifies the expected reduction in construction waste.	19 Feb 08
Performance Enhancements Credit 7.2	One bonus credit can be awarded if the commercial or residential project has over 40% green areas within the development.	17 Jul 08