

## **WU2 Monitoring and Control**

This circular letter announces that the captioned credit requirement and assessment have been revised as follows:

### **Credit requirement**

1 credit for installation of devices to monitor water leakage from the fresh water distribution systems without embedded plumbing pipework.

### **Assessment**

The assessment will seek to establish if means are in place that can effectively limit the wastage of water by early detection of water leakage from the plumbing system within the building.

The Applicant is required to state explicitly in the submitted plumbing drawings that no water pipe will be embedded in load bearing structural elements such as columns, beams and slabs in longitudinal direction<sup>[1]</sup>. And that plumbing installation does not have any embedded pipework within the non-structural elements of the construction.

Various approaches are available and BEAM is not intended to be prescriptive as to which should be used.

The Applicant shall submit a report prepared by a suitably qualified person detailing the system(s) for monitoring water leakage from the internal plumbing installations. Where it can be demonstrated that the provisions of equipment meet the intent, the credit shall be awarded.

### **Background**

Water seepage has been a cause for concern to a number of Government departments including the Buildings Department<sup>[2]</sup>. Detection of water leaks from plumbing installations presents an opportunity to save water, and perhaps more importantly, reduce the potential for damage as well as the creation of unhygienic conditions.

1 WSD Circulation Letter No 1/2000 dated 7 June 2000

2 Buildings Department. Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers. PNAP No. APP-105 Water Seepage.  
<http://www.bd.gov.hk/english/documents/pnap/APP/APP105.pdf>

Signed : 

Ir. Cary Chan  
Chair of Technical Review Committee