

Circular Letter No.: 2018.152

Issue Date: 26 September 2018

Application:BEAM Plus EB Version 2.0 Comprehensive SchemeBEAM Plus EB Version 2.0 Selective Scheme

Effective Date: 26 September 2018

<u>WU 6 (EB Comprehensive Scheme) and</u> <u>WU 7 (EB Selective Scheme)</u>

- 1. Water Supplies Department (WSD) launched the Quality Water Supply Scheme for Buildings Fresh Water (Management System) (QMS) on 6 November 2017. The scheme encourages building owners and property management agents to formulate and implement water safety plans for buildings with a view to safeguarding the quality of drinking water at their properties¹.
- 2. To better align the BEAM Plus Existing Building (EB) Standards with the introduction of the QMS, this Technical Circular Letter hereby announces an update to the credit content for the following credits:
 - WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme and
 - WU 7 under BEAM Plus EB Version 2.0 Selective Scheme
- 3. The corresponding updates for WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme and WU 7 under BEAM Plus EB v.2.0 Selective Scheme are enclosed in Annex A and Annex B of this Technical Circular respectively.
- 4. The Technical Circular also announces the replacement of pages in the BEAM Plus EB Manuals:
 - Pages A-1 to A-2 in Annex A shall replace all contents specified in Page 139-140 under BEAM Plus EB v.2.0 Comprehensive Scheme; and
 - Pages B-1 to B-3 in Annex B shall replace all contents specified in Page 149-150 under BEAM Plus EB Version 2.0 Selective Scheme

Mr KM So Chairperson of Standards Sub-committee

¹ Government Press Releases on WSD Quality Water Supply Scheme for Buildings – Fresh Water (Management System), *https://www.info.gov.hk/gia/general/201711/06/P2017110600381.htm*

Annex A:

Updated Credit Content fo	pdated Credit Content for WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme				
	WU 6 Quality Water Su Fresh Water	pply Schen	ne for Build	ings –	
Exclusion	None.				
Objective	To encourage Building Owner/ Building Management Company to adopt Water Safety Plan for Buildings (WSPB) to safeguard drinking water quality in their buildings.				
Credit Attainable	3				
Credit Requirement	1 to 3 credits for buildings which have been certified with Quality Wate Supply Scheme for Buildings – Fresh Water (Plus) or Quality Wate Supply Scheme for Buildings – Fresh Water (Management System).				
	No. of Credit(s)	1	2	3	
	Type of Certificate	Blue	Silver	Gold	
Assessment	<u>Criteria</u>	a	н.,		
	The Applicant shall demonstrate the compliance to the targeter certification level under Quality Water Supply Scheme for Buildings - Fresh Water (Plus) or Quality Water Supply Scheme for Building - Fresh Water (Management System).				
	Documentation				
	The Applicant shall provide Certificate of the Quality Water Suppl Scheme for Buildings – Fresh Water (Plus) or Quality Water Suppl Scheme for Buildings – Fresh Water (Management System) issued b WSD [#].				
Background	The quality of treated water from WSD fully complies with the WHC guidelines for drinking water. To ensure good quality of water at the taps, the maintenance of the fresh water plumbing systems in building has to be consistently kept at a high standard.				
	According to Waterworks Ordinar fresh water plumbing maintenan Building Management Companie aware of their responsibility in m systems of their buildings properly fresh water plumbing system such or dirty, choked or burst water pi water supply at taps arise. To er system is in good physical condi Management Companies shall systems and cleanse the fresh w defects are identified in the inspe	the lies with s. However aintaining the As a result as tap wate pes causing houre that the inspect the water tank (section, the B	th the Build r, some of the fresh wath t, numerous ter becoming g weak wath he fresh wath uilding Own the fresh wath s) on a registuilding Own	ing Owners hem are no ter plumbin issues in th g discoloure er flow or n ter plumbin ers/ Buildin ter plumbin ular basis. ters/ Buildin	

Management Companies should make efforts in rectifying these

defects immediately.

In order to encourage Building Owner/ Building Management Company to maintain their plumbing systems properly, WSD launched the Fresh Water Plumbing Quality Maintenance Recognition Scheme (which was renamed as QWRSB on 1 January 2008). QWRSB was later re-titled "Quality Water Supply Scheme for Buildings - Fresh Water (Plus)" (Q-Plus) in 2015 to raise the awareness of Building Owner/ Building Management Company of the importance of proper maintenance of the internal plumbing systems. In 2017, WSD launched a new voluntary scheme "Quality Water Supply Scheme for Buildings – Fresh Water (Management System)" (QMS) to step up the efforts in encouraging building owners to undertake best management practices to safeguard the drinking water quality in the building.

The successful Applicant will be awarded one of three grades to recognise proper maintenance of the plumbing systems inside a building for keeping the good quality of government supplied water throughout the inside service up to the consumers' taps. There are three grades of Certificates: Blue, Silver and Gold. The Certificate may be displayed in the awarded building, stationeries and promotional materials. The Scheme aims to:

- Promote to and assist building owners and property management agents to safeguard drinking water quality in their buildings through assessments of risks inherent to the internal plumbing systems, implementation of the corresponding control measures, regular inspection and maintenance of the internal plumbing systems together with regular audit and review of the Water Safety Plan for Buildings (WSPB);
- Raise the awareness of building owners, property management agents and customers of the importance of proper maintenance and the use of compliant materials for the internal plumbing systems;
- iii. Enable the public and overseas visitors to have greater confidence of the water quality at the tap;
- iv. Strengthen the capability of property management agents to achieve value-added performance in meeting the needs of consumers with respect to quality of tap water; and
- v. Give recognition to building owners and property management agents who can demonstrate consistent compliance of the prescribed criteria under the Scheme.

Annex B:

	Updated Credit Content for WU 7 under BEAM Plus EB v.2.0 Selective Scheme				
WU 7	Fresh Water Plum	bing Syste	em Mainten	ance	
None.					
To encourage Building Owner/ Building Management Company t adopt Water Safety Plan for Buildings (WSPB) to safeguard drinkin water quality in their buildings.					
6					
 Option 1: Prescriptive Approach (3 credits maximum) (a) Cleansing of Fresh Water Tank(s): 1 credit for cleansing the frest water tank(s) once every three (3) months within the past twelve (12) months of first assessment submission. (b) Inspection: 2 credits for inspecting the fresh water plumbin system once every three (3) months within the past twelve (12) months of first assessment submission and rectifying defect found during routine inspection. 					
OR					
4 to 6 credits for buildings which have been certified with Quality Wat Supply Scheme for Buildings – Fresh Water (Plus) or Quality Wat Supply Scheme for Buildings – Fresh Water (Management System)					
	. ,			6 Gold	
Criteria					
 Option 1: Prescriptive Approach (a) Cleansing of Fresh Water Tank(s): The Applicant sha demonstrate that all fresh water tank(s) are cleansed once ever three (3) months within the past twelve (12) months of first assessment submission. (b) Inspection: The Applicant shall demonstrate the following: Fresh water plumbing system is inspected by license plumbers, qualified building services engineers or suitabl qualified persons once every three (3) months within the past twelve (12) months of first assessment submission; All defects identified in the inspections are promptly rectifies by licensed plumbers, qualified building services engineers or suitably qualified persons; and Fresh water plumbing system is in good physical condition. 					
	None. To encoura adopt Wate water qualit 6 Option 1: P (a) Cleans water t (12) mo (b) Inspect system months found of OR Option 2: W 4 to 6 credit Supply Sch Option 2: W 4 to 6 credit Supply Sch No. of Credit Supply Sch Criteria Option 1: P (a) Cleans demon three (assess (b) Inspect i. Fro	 None. To encourage Building Owner/ I adopt Water Safety Plan for Build water quality in their buildings. 6 Option 1: Prescriptive Approach (3 (a) Cleansing of Fresh Water Tark (s) once every three (12) months of first assessme (b) Inspection: 2 credits for ins system once every three (3) months of first assessment found during routine inspection OR Option 2: WSD's Certification (6 c 4 to 6 credits for buildings which has Supply Scheme for Buildings – Frest Supply Scheme for B	 None. To encourage Building Owner/ Building Ma adopt Water Safety Plan for Buildings (WSP water quality in their buildings. 6 Option 1: Prescriptive Approach (3 credits material (a) Cleansing of Fresh Water Tank(s): 1 creding water tank(s) once every three (3) monther (12) months of first assessment submission (b) Inspection: 2 credits for inspecting the system once every three (3) months with months of first assessment submission found during routine inspection. OR Option 2: WSD's Certification (6 credits maxing 4 to 6 credits for Buildings – Fresh Water Supply Scheme for Buildings – Fresh Water (c) <u>No. of Credit(s) 4</u> Type of Certificate Blue Criteria Option 1: Prescriptive Approach (a) Cleansing of Fresh Water Tank(s): demonstrate that all fresh water tank(s) a three (3) months within the past twelve assessment submission. (b) Inspection: The Applicant shall demonstrate is plumbers, qualified building service qualified persons once every three (3) twelve (12) months of first assessment 	 None. To encourage Building Owner/ Building Management adopt Water Safety Plan for Buildings (WSPB) to safegy water quality in their buildings. Option 1: Prescriptive Approach (3 credits maximum) (a) Cleansing of Fresh Water Tank(s): 1 credit for cleans water tank(s) once every three (3) months within the (12) months of first assessment submission. (b) Inspection: 2 credits for inspecting the fresh wat system once every three (3) months within the past months of first assessment submission and rectification during routine inspection. OPtion 2: WSD's Certification (6 credits maximum) 4 to 6 credits for buildings which have been certified with 0 Supply Scheme for Buildings – Fresh Water (Management Supply Scheme for Buildings – Fresh Water (S): The Apple demonstrate that all fresh water tank(s): The Apple demonstrate that all f	

The Applicant shall provide Certificate of the Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System) issued by WSD.

Documentation

Option 1: Prescriptive Approach

(a) Cleansing of Fresh Water Tank(s): The Applicant shall provide cleansing records showing that all fresh water tank(s) are cleansed in accordance to the credit requirement.

(b) Inspection: The Applicant shall provide the following:

- i. Inspection records showing that the fresh plumbing system is inspected in accordance with the credit requirement;
- ii. Defects rectification record (if any); and
- iii. Declaration letter by licensed plumbers, qualified building services engineers or suitably qualified persons confirming that the plumbing system is in good physical condition.

Option 2: Full Certification

The Applicant shall provide Certificate of the Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System) issued by WSD.

Background The quality of treated water from WSD fully complies with the WHO guidelines for drinking water. To ensure good quality of water at the taps, the maintenance of the fresh water plumbing systems in buildings has to be consistently kept at a high standard.

According to Waterworks Ordinance (Cap. 102), the responsibility for fresh water plumbing maintenance lies with the Building Owners/ Building Management Companies. However, some of them are not aware of their responsibility in maintaining the fresh water plumbing systems of their buildings properly. As a result, numerous issues in the fresh water plumbing system such as tap water becoming discoloured or dirty, choked or burst water pipes causing weak water flow or no water supply at taps arise. To ensure that the fresh water plumbing system is in good physical condition, the Building Owners/ Building Management Companies shall inspect the fresh water plumbing systems and cleanse the fresh water tank(s) on a regular basis. If defects are identified in the inspection, the Building Owners/ Building Management Companies should make efforts in rectifying these defects immediately.

In order to encourage Building Owner/ Building Management Company to maintain their plumbing systems properly, WSD launched the Fresh Water Plumbing Quality Maintenance Recognition Scheme (which was renamed as QWRSB on 1 January 2008). QWRSB was later re-titled "Quality Water Supply Scheme for Buildings - Fresh Water (Plus)" (Q-Plus) in 2015 to raise the awareness of Building Owner/ Building Management Company of the importance of proper maintenance of the internal plumbing systems. In 2017, WSD launched a new voluntary scheme "Quality Water Supply Scheme for Buildings – Fresh Water (Management System)" (QMS) to step up the efforts in encouraging building owners to undertake best management practices to safeguard the drinking water quality in the building.

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- Raise the awareness of building owners, property management agents and customers of the importance of proper maintenance and the use of compliant materials for the internal plumbing systems;
- iii. Enable the public and overseas visitors to have greater confidence of the water quality at the tap;
- iv. Strengthen the capability of property management agents to achieve value-added performance in meeting the needs of consumers with respect to quality of tap water; and
- v. Give recognition to building owners and property management agents who can demonstrate consistent compliance of the prescribed criteria under the Scheme.