



Circular Letter No.: 2019.155

Issue Date: 21 January 2019

Application: BEAM Plus NB Version 1.1 and 1.2

Effective Date: 4 February 2019

**EU 11c Operator Training and Operation and Maintenance Facilities**  
**Appendix 8.5.8 Operator Training and Facilities**

1. Technical Circular Letter No. 2015.126 dated 19 March 2015 will be **withdrawn** on the effective date.
2. The following table sets out the buildings required to provide chemical storage area and/or chemical mixing area.

Parts of The Building	Type of A/C System	Requires Chemical Storage Area	Requires Chemical Mixing Area
Domestic <sup>1, 2</sup>	Window-type units	✗	✗
	Split-Type/VRF system without fresh air provisions	✗	✗
	Split-Type/VRF system with fresh air provisions (including DX-PAU and fresh air processing units)	✗	✗
Non-Domestic <sup>3</sup>	Chiller plant installed within the assessment boundary	✓	✓ <sup>4</sup>
	District cooling system or chiller plant installed outside of the assessment boundary	✓	✗
	Split-Type/VRF system without fresh air provisions	✓	✗
	Split-Type/VRF System with fresh air provisions (including DX-PAU and fresh air processing units)	✓	✗

3. Projects that are required to provide chemical storage area and/or chemical mixing area shall observe the following functional requirement:

<sup>1</sup> Domestic refers to the part of a composite building that is constructed or intended for habitation. This may include residential flats and dormitories.

<sup>2</sup> The requirement on chemical storage area and chemical mixing area is exempted for the domestic parts of the building given that the habitant will be responsible for the operation and maintenance of their personal domestic space.

<sup>3</sup> Non-domestic refers to the part of a composite building that is constructed or intended for use otherwise than for habitation. This may include clubhouses, offices, hotel rooms, shopping arcade, cinema, common entrance.

<sup>4</sup> A separate chemical mixing area is required for the non-domestic parts of the building with the provision of chiller system because the chiller system requires chemical mixing and dosing as part of the chiller water treatment.

- i. Chemical storage area – a lockable enclosure within an operation and maintenance facility<sup>5</sup>.
  - ii. Chemical mixing area – an area within an operation and maintenance facility equipped with the following building services installation:
    - (a) Separate outside venting and operated under negative pressure;
    - (b) Water point for mixing and diluting concentrated products; and
    - (c) Provision of drainage for the appropriate disposal of liquid waste products.
4. Co-location of chemical storage area and chemical mixing area in a single operation and maintenance facility is acceptable so long if all functional requirement has been fulfilled.
  5. The Applicant is encouraged to file a Credit Interpretation Request for clarifications if he/she is in doubt on whether certain parts of the building is can serve as chemical storage area and/or chemical mixing area.
  6. Approved PA projects: For projects that have already completed PA, the Applicant may opt to include the same chemical storage area, same chemical mixing area and same supporting amenities to the chemical storage/mixing area for the subsequent assessments (FA or Re-assessment in the PA stage). For the avoidance of doubt, the Applicant shall provide the relevant documentations (e.g. extract of the PA report, relevant layout drawings, etc). in subsequent assessments to support the intention of including same chemical storage area, same chemical mixing area and same supporting amenities to the chemical storage/mixing area as in PA.



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Mr KM So  
Chairperson of Standards Sub-committee

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<sup>5</sup> Operation and maintenance facility refer to an indoor area having the function compatible to workshop, janitor room, central storage, chiller plant room or A/C plant room.