



Circular Letter No.: 2020.168 (Revision 1)

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Application: BEAM Plus NB Version 1.1 and 1.2

Effective Date: 28 January 2022

Updated Exclusion Clauses for IEQ Credits

1. **Technical Circular Letter No. 2016.134 dated 09 August 2016 will be withdrawn on the effective date.**
2. This Circular Letter clarifies the exclusion clause for the following credits:

Credits	New Exclusions
IEQ P1 IEQ 9	Residential premises, or Premises designed to utilise natural ventilation and without any fresh air provision ¹ .
IEQ 3	Residential premises, or Premises without any provision of air-conditioning equipment.
IEQ 5	Residential premises, or Premises without HVAC system.
IEQ 6	Residential premises, or Premises without any fresh air provision ¹ .
IEQ 7a IEQ 7b	Residential premises without any interior decoration, or Premises without any fresh air provision ¹ and interior decoration.
IEQ 10	Premises with fresh air provision ¹ .
IEQ 11b	Residential premises, or Premises without any future tenant (for example, single owner occupier premises).
IEQ 12	Premises without any enclosed common area in the main circulation route.
IEQ 13a	Normally occupied premises ² without any air-conditioning equipment installed and provided by the project proponent, or without any fresh air provision ¹ .
IEQ 13b	Normally occupied premises ² without any installation of air diffuser in the air-conditioning system.

¹ Fresh air provision means any fresh air equipment such as PAU, AHU, FAU, FAP, FAF, etc.; and/or premises with fresh air louvers, etc.

² Normally occupied premises are enclosed spaces / areas where people normally stay there for more than 1 hour per person per day on average.

Credits	New Exclusions
IEQ 14a	Normally occupied premises ² with fresh air provision ¹ .
IEQ 14b	Normally occupied premises ² with fresh air provision ¹ , or without any air-conditioning equipment installed and provided by the project proponent.
IEQ 16	Residential premises, hotels, apartment and premises where lighting installation will be provided by future tenant such as Retail and F&B ³ .
IEQ 21	Not normally occupied premises ² .



Ir SK Ho
Chairperson of Standards Sub-committee

³ The clause “For premises to be fitted out by tenants, compliance shall be confirmed if the technical details and contractual arrangements with tenants in respect of lighting installation are deemed to meet the assessment criteria.” in BEAM Plus Manual IEQ 16 becomes not applicable.