

6	IEQ	6.8 BUILDING AMENITIES
		IEQ 23 AMENITY FEATURES
	EXCLUSIONS	None.
	OBJECTIVE	Improve the standard and quality of buildings.
	CREDITS ATTAINABLE	2
	PREREQUISITES	Compliance with the Building Regulations.
	CREDIT REQUIREMENT	<p>a) Amenities for the benefit of building users.</p> <p>1 credit for providing at least 3 amenity features that enhance the quality and functionality of a building to the benefit of building users.</p> <p>b) Amenities for improved operation and maintenance.</p> <p>1 credit for providing at least 3 amenity features that allow for improved operation and maintenance of the building and its engineering services.</p>
	ASSESSMENT	<p>a) Amenities for the benefit of building users.</p> <p>The Client shall submit a report prepared by a suitably qualified person detailing the amenity features provided within the building for the purposes of improving the living and/or working experience of building users. A1</p> <p>Where it can be demonstrated that passive and active recreational facilities, balconies, mail rooms, lift lobbies, common areas, etc., are provided, the credit shall be awarded.</p> <p>b) Amenities for improved operation and maintenance.</p> <p>The Client shall submit a report prepared by a suitably qualified person detailing the amenity features provided within the building for the purposes of improving the flexibility in use and operation and maintenance of the building. B1</p> <p>Where it can be demonstrated that provisions that serve to enhance operation and maintenance exist, the credit shall be awarded.</p> <p>Given that the nature and extent of amenities will vary with the type and scale of the development the Client should provide the rationale if any of the listed amenities is not included. A2 B2</p>
	BACKGROUND	<p>Amenity features are loosely defined as those elements of design that, whilst not statutory requirements are desirable to improve the standard and quality of a building [1].</p> <p>To encourage these features, the Building Authority is prepared to consider modification and exemption, under the Buildings Ordinance and Regulations, for the provision of new amenities in both new developments and existing buildings. To justify favourable consideration for modification or exemption, such proposals should meet one or a combination of the following objectives:</p> <ul style="list-style-type: none"> • encouraging efficient and effective building management; • enhancing the quality of life for residents and users; • obviating the desire or temptation for unauthorised building works; and

1 Buildings Department. Practice Note for Authorized Persons and Registered Structural Engineers, PNAP No. APP-42. Amenity Features. <http://www.bd.gov.hk/english/documents/pnap/APP/APP042.pdf>

Q5. WU 5, For BEAM Plus New Buildings Version 1.1, how is WU 5 applied to different building types?

Indoor Environmental Quality

Q1. Should the noise level of the ventilation system or de-odourising system be considered under IEQ 4 (NB and EB)?

Q2. What features can be considered as glare control under IEQ 15 in BEAM Plus Version 1.1?

Q3. Under BEAM Plus NB IEQ 23, how many times can the same amenity type be counted within the same development?

Q4. IEQ P1, How to achieve the outdoor air quality standard in local context of Hong Kong?

Q5. IEQ 11a, for BEAM Plus New Buildings Version 1.1 & 1.2, if the Applicant does not provide any ventilation equipment for kitchen and toilet areas, should these areas be included in the assessment?

Q6. IEQ 11b, For BEAM Plus New Buildings Version 1.1 & 1.2, is clubhouse applicable to this credit?

Q7. If a clubhouse is provided with VRV or split type units but with fresh air provided by PAU or fresh air fans, are IEQ P1 and IEQ 9 (NB) / IEQ 10 (EB) applicable?

Q8. IEQ 12, For BEAM Plus New Buildings Version 1.1 and 1.2, can lift lobby served by firemen's lift be exempted from the assessment?

Q9. IEQ 15, For BEAM Plus NB V1.1 and 1.2, there are a number of methodologies in the computation of the average daylight factor from various software. Will it be acceptable if the output provides the average daylight factor for the entire area of a room?

Q10. IEQ 23, For BEAM Plus New Buildings Version 1.1 and 1.2, is there a list of amenity features which comply with the requirements of IEQ 23?

Previous approved examples for IEQ 23a are as follows:-

A3

(1) Acoustic fins; (2) Active recreational facilities e.g. Swimming pool, Gymnasium; (3) Air-conditioning installed in recreational facilities/flat units; (4) Art Gallery in residential/commercial building; (5) Balcony; (6) Bicycle racks; (7) Canteen; (8) Covered walkway; (9) Double deck lift; (10) First aid room; (11) Free Wi-Fi provision; (12) Guard counter/caretaker's counter/information counter/service counter; (13) Larger lift car; (14) Mail delivery room (not mail boxes areas); (15) Noise Barrier; (16) Non-structural prefabricated external wall; (17) Passive recreational facilities e.g. Landscape plaza, Communal sky/podium garden, Public Terrace; (18) Prestige entrance in commercial building; (19) Satellite dishes; (20) Security gate; (21) Turning table in carpark; (22) Utility platform; (23) Video display in lift car; and (24) Wider common corridor/lift lobbies (For Front of House).

Previous approved examples for IEQ 23b are as follows:-

B3

(1) AC platform and access panel; (2) Back-up chiller; (3) Building management system; (4) Central water leakage detection system; (5) Changing & shower rooms for staff; (6) Davit arm system/aerial working platform/gondola system; (7) Fall arrest system/safety hook; (8) Guard office/caretaker office; (9) Master meter room; (10) Maintenance workshop; (11) Management office; (12) Non-FSI generator for commercial and industrial building; (13) Owner corporate office; (14) Pipe duct with easy access; (15) Separate vehicle loading/unloading bays; (16) Spider platform; (17) Service lift for residential or commercial building; (18) Staff lavatories; (19) Staff lockers; (20) Store room; (21) Twin tank for cooling tower make-up tank; (22) Twin tank for potable/flushing system; and (23) Wider common corridor/lift lobbies (for back of house)

The Applicants can propose other amenity features in accordance with the spirit of IEQ 23 and each will be considered by its own merits. However, features incorporated in other credits e.g. Maintenance workshop in EU 11c shall not be included to avoid double counting.

(Released on 2 June 2017)

[Terms of Use](#) | [Disclaimer](#) | [Privacy Policy](#)
Copyright © 2012 BEAM Society Limited. All rights reserved.
This site is best viewed with an 1024x768 screen and Internet Explorer 7 or above.



Circular Letter No.: 2014.119

Issue Date: 23 June 2014

Application: BEAM Plus NB Version 1.1
BEAM Plus NB Version 1.2

Effective Date: 23 June 2014

Credits Not Applicable to Not Normally Occupied Buildings

This circular letter announces that the following credits are not applicable to buildings that are not normally occupied (e.g. pump stations, sewerage treatment plants).

A4

- SA 2
- SA 3
- IEQ 10
- IEQ 15
- IEQ 16
- IEQ 21
- IEQ 23a

Signed :

A handwritten signature in blue ink, appearing to read "Ray", is written over a horizontal line.

Dr. Raymond Yau
Chairperson of Technical Review Committee