

### Lighting and Ventilation for Bathrooms and Lavatories in Domestic Buildings

To promote the cause of environmental protection, the argument has often been made that flexibility should be allowed in administering Building (Planning) Regulation 36 in relation to windows for bathrooms and lavatories in domestic buildings. The Building Authority takes a sympathetic view on this argument having regard to advances in ventilation technology and the need for greater freedom in the design of buildings.

2. The Building Authority will give favourable consideration to an application for modification of Building (Planning) Regulation 36 in respect of bathrooms and lavatories where the following criteria are met :

- The room is part of a unit of accommodation for domestic use;
- The room is of a reasonable size; and
- The modification to be granted is unlikely to result in standards of public health and safety being compromised.

3. Upon the grant of a modification of the Regulation, the Building Authority will impose the following conditions :

- a) a system of artificial lighting and mechanical ventilation producing 5 air changes per hour is in operation at any time when the room is in use. The change of air shall be with the outside of the building and to achieve this, the use of ventilation ducting is acceptable;
- b) there is permanent ventilation to the 'open air', the 'external air' or with another room which is provided with a window meeting the area requirement for the combined windows. The permanent ventilation may be in the form of an air duct, an aperture in a wall or a door suitably located and permanently open or protected with louveres having a minimum size of 1/20 of the floor area of the room; and
- c) the requirements of Building (Planning) Regulation 35A and Practice Note for Authorized Persons and Registered Structural Engineers 82 on water heating are complied with, where applicable.

/Application .....

### **Application**

4. For the avoidance of doubt, this practice note is applicable to bathrooms and lavatories in the **domestic** part of **new** buildings only, ie buildings or part thereof in other uses and all existing buildings may not rely on this practice note for exemption from complying with the statutory requirements.

### **Further review**

5. The arrangements announced in this practice note will be kept under review and if necessary or appropriate, revisions may be introduced.

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( C M LEUNG )  
Building Authority

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