



GENERAL TECHNICAL REQUIREMENTS

Objectives

- 1 To ensure Building, Fire and Public Safety.
- 2 To preserve the character of Public Housing.
- 3 To ensure buildability, durability and maintainability.

A	BUILDING AND PUBLIC SAFETY
A1	Safety Barrier (General)
a	Height of parapet / railing at access corridor, lift lobbies, common areas including linkages to MSCP shall not be less than 1.20m measured from finished floor level (1.25m measured from structural level, with 0.05m allowance for screeding / fall).
b	Window cill height shall be not less than 1.0m measured from internal finished floor level.
c	Size of openings or voids or gaps in parapet or railing shall not be more than 100mm.
d	Safety barrier design shall not facilitate climbing i.e. no horizontal railings.
A2	Safety at roof garden
a	Ensure adequate protection/ indication against sudden drop in levels.
b	Height of parapet/ railing at roof garden shall not be less than 1.20m measured from finished floor level (1.25m measured from structural level, with 0.05m allowance for screeding/ fall).
c	Solid part of parapet, if any, shall not less than 500mm high.
d	Ensure safety barriers, planter boxes, roof garden facilities, walls and features do not form stepping surfaces to building edge.
e	Planter boxes, features, fixtures, garden furnitures or any other stepping surfaces more than 200mm high shall be placed at least 1.0m from edge of roof garden.
A3	Ensure access corridors are free from obstruction
a	Landing valves shall not protrude into circulation space otherwise safety rail would have to be provided.
b	Railings/ handrails should not protrude into circulation space.
A4	Safety during maintenance
a	Ensure safety barrier / railing are provided at maintenance access at main roof and lift machine roof.
b	Ensure safety cage or grilles are provided for cat ladder more than 2.4m high.
A5	Security
a	Avoid locating linkways below or adjacent to windows openings of residential units as this would pose security risk to the units affected.
B	ADDITIONAL PROVISION TO ENSURE BARRIER-FREE ENVIRONMENT WITHIN HDB ESTATES
B1	Additional requirement on car parking facilities for the disabled
a	Plan and reserve a surface parking lot for disabled at each block. Ramp from parking lot to block shall be provided.
b	Minimum 2 parking lots for disabled shall be provided at the multi-storey car park.
c	Ensure lots of disabled in MSCP are located near exit points and the access route is free from vehicular circulation.
B2	Ensuring accessibility to blocks
a	Provide minimum of one barrier-free access from driveway level to each residential block.
b	Provide covered barrier-free access from MSCP to all blocks.
c	Ensure barrier-free accessibility is provided where possible between blocks, to bus stops and to major pedestrian routes.
C	HDB'S HOUSING STANDARDS
	Characteristics of Public Housing :
1	Design for natural lighting and ventilation with minimal or no reliance on mechanical means.
2	Layout and siting of common areas such as staircase, lift lobbies are designed for cross ventilation and with open corridors for natural lighting.

HOUSING AND DEVELOPMENT BOARD GENERAL TECHNICAL REQUIREMENTS

<p>C1</p> <p>a</p> <p>b</p> <p>C2</p> <p>a</p> <p>b</p> <p>c</p>	<p>These requirements are specific to HDB and represent the standards of HDB public housing.</p> <p>Environmental comfort / energy conservation</p> <p>Minimum 10% lighting and ventilation to all room areas.</p> <p>Minimum 5% ventilation to all bathrooms, store room and services rooms.</p> <p>External structures</p> <p>Minimum 3.8m height clearance for drop-off porch not serving as fire engine access.</p> <p>Minimum 2.2m headroom and 2.6m room height for covered linkway.</p> <p>Minimum 2.2m headroom and 3.6m room height for precinct pavilion.</p>
D	BUILDABILITY, DURABILITY AND MAINTENANCE
<p>D1</p> <p>a</p> <p>b</p> <p>c</p> <p>d</p> <p>D2</p> <p>D3</p>	<p>Materials for construction</p> <p>Glass shall not be used for canopy, linkways or parapet.</p> <p>Brick cladding to external façade is not allowed except for single storey buildings.</p> <p>Avoid provision of clay tile roof or metal roof feature on roof on residential blocks.</p> <p>Avoid plastering of external RC structures.</p> <p>Ensure gaps between external walls are more than 1.2m to facilitate use of gondola during maintenance.</p> <p>Columns for drop-off porches and covered linkway over driveway shall be set at least 0.6m away from edge of driveway.</p>
E	FIRE SAFETY
<p>E1</p> <p>E2</p> <p>E3</p>	<p>Fire extinguishers need not be provided to HDB multi-storey car park.</p> <p>DECAM is not required in stand-alone MSCPs.</p> <p>Avoid concealing gas pipes in ceiling or spaces. Avoid routing gas pipes within occupied areas or services rooms. (Where such conditions are not complied, to comply with Powergas and FSSD 's requirements).</p>