

Sample Questions for Paper 1 Statutory Controls in Building Works

1. One of the purposes of “usable floor space” in building plan submissions is for determining
- A. the area of the refuse chamber.
 - B. the provision of sanitary fitments.
 - C. the area within a flat, exclusive of common areas.
 - D. the assumed population that has to be evacuated in case of emergency.

Ans. : A

2. Which of the following is exempted from the provisions of the Buildings Ordinance?
- A. Any street works.
 - B. Any non-structural works.
 - C. Works for any building belonging to the Government.
 - D. Works for any building belonging to the Housing Society.

Ans. : C

3. Development proposal for a site zoned “Comprehensive Development Area” in an Outline Zoning Plan **always** requires
- A. submission of a traffic impact study.
 - B. submission of a landscape proposal.
 - C. approval by the Lands Department under “design, disposition and height” clause of the lease conditions.
 - D. approval by the Town Planning Board under “Section 16” of the Town Planning Ordinance.

Ans. : D

4. Who is the Licensing Authority for a restaurant situated at a licensed hotel?
- A. The Director of Buildings
 - B. The Commissioner of Police
 - C. The Secretary for Home Affairs
 - D. The Director of Food and Environmental Hygiene

Ans. : D

Sample Questions for Paper 1 Statutory Controls in Building Works

5. Which of the following **always** requires approval and consent?

- A. Hoardings for demolition works
- B. Contractor's shed to be erected above hoardings
- C. Provision of show flats within a construction site
- D. Ground investigations works

Ans. : C

6. Under Building (Planning) Regulations, which of the following statements about "open space" is **correct**?

- A. Open space is required for both office and domestic buildings.
- B. No part of a domestic building shall be within 1.5m from the rear site boundary.
- C. The level difference within any part of a required open space must not exceed 600mm.
- D. The minimum dimension of an open space shall be not less than 2.3m.

Ans. : B

7. Which combination of the following criteria requires a room to be provided with at least 2 exit doors?

- (1) The size of the room exceeds 30 m².
 - (2) The capacity of the room exceeds 30 persons.
 - (3) The direct distance is below 18m but exceeds 15 m.
 - (4) The travel distance is below 18m but exceeds 15 m.
- A. (1) and (2) only
 - B. (1) and (4) only
 - C. (2) and (3) only
 - D. (3) and (4) only

Ans. : C

Sample Questions for Paper 1 Statutory Controls in Building Works

8. When applying for an "Occupation Permit", which of the following documents are required?

- (1) Certificate of Compliance
- (2) Plan index
- (3) Drainage connection advice
- (4) Completion advice from EMSD

- A. (1) and (2) only
- B. (1) and (4) only
- C. (2) and (3) only
- D. (3) and (4) only

Ans. : C

9. Irrespective of its distance from adjoining buildings, the roof

- (1) of a domestic building must have an FRP of not less than 1 hour.
- (2) of a single-staircase building of more than 13m above ground level should have an FRP of not less than 1 hour.
- (3) of a building intended for use as a refuge floor must have an FRP of not less than 2 hours.

- A. (1) and (2) only
- B. (1) and (3) only
- C. (2) and (3) only
- D. (1), (2) and (3)

Ans. : C

10. Required smoke outlets for any basement **must** be

- (1) not more than 30m apart.
- (2) not less than 1m in its least dimension.
- (3) covered with stall-boards with an FRP not less than that of the basement.
- (4) located on external walls at the ground floor of the building.

- A. (1) and (2) only
- B. (1) and (3) only
- C. (2) and (4) only
- D. (3) and (4) only

Ans. : A

Sample Questions for Paper 1 Statutory Controls in Building Works

11. The Disability Discrimination Ordinance does **not** apply to
- (1) buildings of 13 m or less in height for domestic use with multiple occupancies.
 - (2) buildings of 13 m or less in height for occupation by a single family.
 - (3) temporary buildings referred to in the Building (Planning) Regulations.
 - (4) buildings with temporary occupation permits issued under the Buildings Ordinance.
- A. (1) and (2) only
B. (1) and (4) only
C. (2) and (3) only
D. (3) and (4) only

Ans: : C

12. An automatic sprinkler system is **not** required for
- A. a 50-storey domestic building.
 - B. a single storey guesthouse with 20 guestrooms.
 - C. a single storey commercial building with a floor plate of 500 m²
 - D. a 3-storey low-rise office building with a floor plate of 200 m² per floor.

Ans : A

13. The Code of Practice for the provision of Means of Escape in Case of Fire stipulates that where 2 or more exit staircases are required, people using one staircase should be able to gain access to at least one of the other staircases at each floor without having to pass through other person's premises, unless the staircases are inter-connected at roof level and
- A. at refuge floors.
 - B. the building is a non-domestic building.
 - C. the building is less than 25 storeys high.
 - D. the usable floor area of each floor is less than 250 m².

Ans : A

Sample Questions for Paper 1 Statutory Controls in Building Works

14. Which of the following about hoardings are *true*?
- (1) Obtaining of consent for the hoarding plans is required before erection of the hoardings.
 - (2) Hoardings Permits may be renewed until completion of the construction works.
 - (3) Hoardings for demolition works may be re-used as hoardings for new building works on the same site.
 - (4) For hoardings to be erected on public streets, an Excavation Permit must be obtained from the Highways Department prior to submission of the Hoarding Plans to the Buildings Department.
- A. (1) and (2) only
 - B. (1) and (4) only
 - C. (2) and (3) only
 - D. (3) and (4) only

Ans : C

15. Which of the following buildings constructed before 1 March 1987 are “Specified Commercial Buildings” under the scope of the Fire Safety (Commercial Premises) Ordinance?
- (1) A cinema
 - (2) An office building
 - (3) A shopping centre
 - (4) A purpose-built department store
- A. (1) and (2) only
 - B. (1) and (4) only
 - C. (2) and (3) only
 - D. (3) and (4) only

Ans : A

16. An order by the Building Authority to cease the carrying out of building works deviating from the approved structural plans is to be served to
- A. the building owner.
 - B. the Authorized Person.
 - C. the Registered Structural Engineer.
 - D. the Registered General Building Contractor.

Ans : D

Sample Questions for Paper 1 Statutory Controls in Building Works

17. The concept of “compartmentation”, in the context of Building (Construction) Regulations, is for the purpose of

- (1) control of the spread of fire.
- (2) containment of smoke dispersion.
- (3) orderly evacuation of inhabitants in case of fire.
- (4) even distribution of automatic fire-fighting devices.

- A. (1) and (2) only
- B. (1) and (3) only
- C. (2) and (4) only
- D. (3) and (4) only

Ans : A

18. Where a private street within a site is created for the purpose of site classification,

- (1) the “street” must be provided with street hydrants.
- (2) the “street” must be an emergency vehicular access.
- (3) the windows facing the “street” may be deemed to face the external air.
- (4) the area of the “street” shall not be counted for the purpose of site area calculation.

- A. (1) and (2) only
- B. (1) and (3) only
- C. (2) and (4) only
- D. (3) and (4) only

Ans : D

19. Which of the following building uses does **not** require risers and treads to be respectively less than 175 mm and greater than 225 mm for Means of Escape staircases?

- A. Cinema complex
- B. Primary school
- C. Kindergarten
- D. Hospital

Ans : D

Sample Questions for Paper 1 Statutory Controls in Building Works

20. Under the Building (Demolition Works) Regulations, which of the following is **not** necessary for the Authorized Person appointed in respect of the demolition works to carry out before commencement of the demolition works?
- A. Cause all signboards attached to the building to be removed.
 - B. Cause the supply of gas and electricity to the building to be disconnected.
 - C. Cause all tramways and street lighting fittings attached to the building to be removed.
 - D. Cause all the fittings attached to the building in relation to supply of electricity to be removed.

Ans : A

21. Which of the following will **not** require application for lease modifications?
- A. Development of a commercial building under a lease for industrial use.
 - B. Provision of catering establishments in lots subjected to an “offensive trade” clause.
 - C. Exemption of “green features” from Plot Ratio/Site Coverage calculations.
 - D. Development of a building conforming with the Outline Zoning Plan but exceeding the height limit in the lease conditions.

Ans : C

22. Under normal circumstances, which of the following may be considered upon application for exemption from site coverage calculation?
- (1) A curtain wall system forming the building envelope of an existing building
 - (2) Bay windows of bona fide hotels
 - (3) A building that houses swimming pool filtration plants only
 - (4) Balconies that meet the green feature requirements
- A. (1) and (2) only
 - B. (1) and (4) only
 - C. (2) and (3) only
 - D. (3) and (4) only

Ans : B

Sample Questions for Paper 1 Statutory Controls in Building Works

23. The purpose of “Practice Notes to Authorized Persons and Registered Structural Engineers” is **not** to
- A. serve as subsidiary legislation to the Building Regulations.
 - B. supplement codes of practice as defined in the Building Regulations.
 - C. provide directions based on record of previous decisions under the Building Regulations.
 - D. provide updated information and guidance to Authorized Persons and Registered Structural Engineers.

Ans : A

24. Which of the following elements of construction need to satisfy all three criteria, namely stability, integrity and insulation under the Code of Practice for Fire Resisting Construction?
- A. Structural beam and column
 - B. Non-load-bearing compartment wall
 - C. Enclosure around services in staircase/lobby
 - D. Structural lift shaft

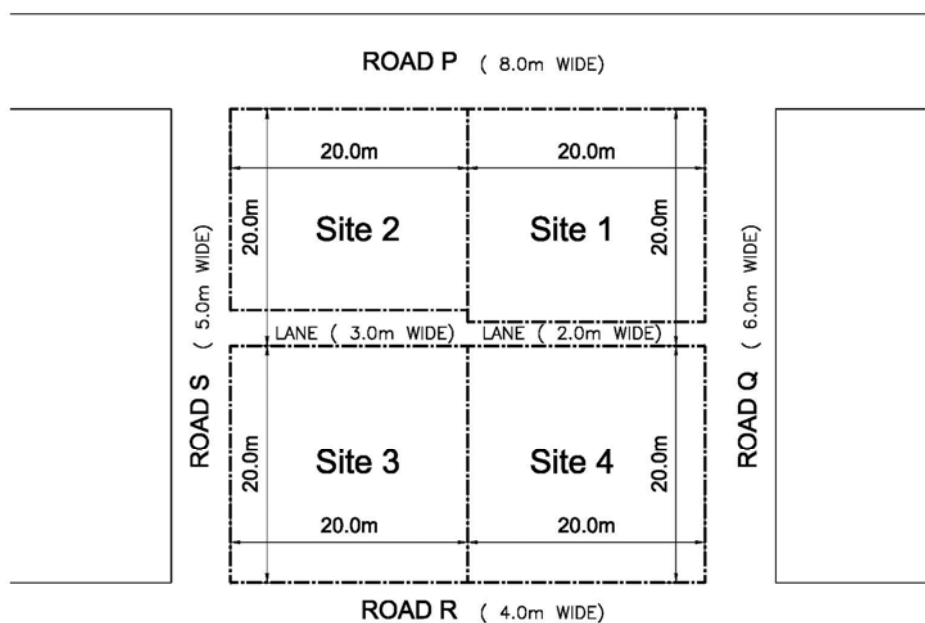
Ans : D

25. Which of the following statements is **correct**?
- A. The Building Authority will not approve any structural submissions from an Authorized Person (List of Architects).
 - B. There is no need for a Building Owner to appoint a Registered Structural Engineer for the construction of a temporary building.
 - C. An Authorized Person of a building project may also act as the contractor on the same project only when he has informed the Buildings Department.
 - D. The Building Authority may refuse to accept plan submissions from 2 or more Authorized Persons in respect of building works at the same premises at the same time.

Ans : D

Sample Questions for Paper 1 Statutory Controls in Building Works

Refer to the drawing below and answer questions 26-28.



26. If Site 1 and Site 2 are to be combined, the combined site is

- A. a Class A site.
- B. a Class B site.
- C. a Class C site.
- D. Not a Class A, Class B nor Class C site.

Ans : C

27. If Site 3 and Site 4 are to be combined, the combined site is

- A. a Class A site.
- B. a Class B site.
- C. a Class C site.
- D. Not a Class A, Class B nor Class C site.

Ans : A

Sample Questions for Paper 1 Statutory Controls in Building Works

28. If Site 4 is to be developed for a composite building, the site area for the purpose of Plot Ratio and Site Coverage calculations is

- A. 380.0 m².
- B. 400.0 m².
- C. 420.0 m².
- D. 440.0 m².

Ans : B

29. Under the Buildings Ordinance, it is the duty of a Registered General Building Contractor to

- (1) co-ordinate the works of all his subcontractors.
- (2) provide a competent site agent to supervise the building works.
- (3) notify the Building Authority of any contravention of the Building Regulations in connection with the building works.
- (4) certify that the building works have been carried out in accordance with the Buildings Ordinance prior to the application for the Occupation Permit.

- A. (1) and (2) only
- B. (1) and (4) only
- C. (2) and (3) only
- D. (3) and (4) only

Ans : D

30. Which of the following is **not** required for a bridge uniting two buildings without a fire shutter at each end and a by-pass lobby under the Code of Practice for Fire Resisting Construction (FRC)?

- A. The bridge is shorter than 18m.
- B. The bridge is constructed wholly of non-combustible materials.
- C. The bridge is open on both sides and with at least 50% of open area.
- D. The bridge is provided at sides with barriers or parapets not higher than 1.2m.

Ans : C