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PEOPLE'S REPUBLIC OF CHINA**

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Residential building code

住宅建筑规范

(English Translation)

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1 General Provisions

1.0.1 This standard is developed to regulate the basic functions and performance re-quirements for residential buildings in the light of relevant national laws and regula-tions, aiming at implementing the national policies related to technology economics and pushing the sustainable development forward.

1.0.2 This standard is applicable to the construction, use and maintenance of residen-tial buildings in cities and towns.

1. O. 3 The effective measures shall be taken for the construction of residential build-ings according to different local conditions, the issues like resources saving , environ-ment protection, suitability , cost-effectiveness, pleasant appearance considered, and the requirements of energy saving , land saving, water saving and material saving met.

1.0.4 This standard sets out the basic requirements for the residential buildings. In case the requirements contravene the laws and administration regulations, the latter shall prevail.

1.0.5 The construction , use and maintenance of residential buildings shall also meet the requirements stipulated in the relevant standards approved or put on records by the relevant government departments.

2 Terms

2.0.1 Residential building the building for the household to live in, including the residential part coexisting with other functions rather than residence in one building, also called housing.

2.0.2 House for the aged the special flat to accommodate the elderly-residents-based household, a certain number of which can be arranged in the common residential building.

2.0.3 R esidential building unit A part of residential building containing a group of flats where the res idents living inside share the same staircase and safety exit.

2.0.4 Barrier-free Passage Traffic facilities outside residential buildings by which the elders, the physically-weak persons, the disables, the wheelchairs and baby buggies can access to the land with roads, green spaces and public facilities in it.

2. O. 5 Public Green Space the centralized green space meeting the requirement of the sunlight, suitable for the recreational facilities and shared by residents.

2. O. 6 Greening rate the ratio of the total green space area to the land area with residential buildings built on it(%).

2.0.7 Entrance platform the horizontal ground between steps or ramp and the entrance into the building.

2.0.8 Barrier-free residence the flat in the residential building can be used by the physically disadvantaged or the disabled sitting in wheelchairs.

2.0.9 Ramp for wheelchair an inclined plane permitting wheelchair users to navigate and access the building , which meets the requirements for the slope, width, ground, handrail and steep rise.

2.0.10 Basement

Rooms of a building having more than half of their net height below the outdoor ground level.

2.0.11 Semi-basement Rooms of a building having more than one third but not exceeding half of their net 2 -

3 Basic Requirements

3.1 Basic requirements for residential buildings

3.1.1 The construction of residential buildings shall meet the requirements of city planning, ensure the basic living conditions and environment for residents, and utilize the land and space economically, rationally and efficiently.

3.1.2 When determining the construction site, the adverse effects of noise, harmful substances, electromagnetic radiation, engineering geological calamities, hydro-geological calamities etc. shall be taken into consideration.

3.1.3 There shall be public service utilities, roads and public green space on scales adaptive to the population for residential buildings.

3.1.4 The residential buildings shall be designed in accordance with dwelling sizes.

The space and utilities in a flat shall meet the basic living requirements like safety, amenity and sanitation.

3.1.5 The structures of residential buildings must be reliable enough within design working life.

3.1.6 The residential buildings shall be of fire safety.

3.1.7 The residential buildings shall enable people to be evacuated safely from buildings in case of emergencies.

3.1.8 The residential buildings shall meet the requirements of ventilation, sunshine, natural lighting and sound insulation necessary for human health.

3.1.9 The materials used for residential buildings shall not be the source of environment pollution.

3.1.10 The residential buildings must meet the requirements of energy efficiency design, and the buildings as well as the indoor facilities shall also be energy efficient and water efficient.

3.1.11 The construction of residential buildings shall be in accordance with the accessibility design principle.

3.1.12 The measures shall be adopted for the residential buildings to prevent the outer windows, the decorations on external walls and other attached facilities from falling and injuring the passengers in case of falling.

3.2 Principles of permission

3.2.1 The materials and equipments with eligible quality and in compliance with the - 4 -

4.4 Exterior landscape

4.4.1 The greening rate of a newly-developed area shall not be less than 30 % .

4.4.2 The target of public green space shall not be less than 1m² / per person.

4.4.3 The tap water must not be used as replenished water for artificial landscape.

The depth of landscape water shall not be greater than 0.5m within 2 meters from the waterfront without guardrail, the bridge and the stepping stone on water surface.

4.4.4 Anti-noise measures shall be adopted around the noise-affected residential buildings.

4.5 Vertical planning 4.5.1 The drainage system for surface water shall be designed according to the land-form, and the slope gradient for surface drainage shall not be less than 0.2 % .

4.5.2 The protection engineering for residential land shall be in accordance with the following requirements.

1 The terraces of residential land shall be connected with revetment or retaining wall. When the height difference between terraces is greater than 1.5m, the safety facilities shall be added on the retaining wall or the top surface of the revetment of which the slope gradient

is greater than 0.5 ;

2 The slope gradient of soil revetment shall not be greater than 0.5;

3 The horizontal distance between the residential building and the upper edge of revetment or retaining wall of which the height is greater than 2m shall not be less than 3m, and that between the residential building and the lower edge of revetment or retaining wall shall not be less than 2m .

5 Architecture

5.1 Space in a flat

5.1.1 Each flat shall have such basic spaces as bedroom, living room, kitchen, bath-room, etc ..

5.1.2 In the kitchen , facilities like cooking range, washing-up sink, working board and range hood etc. shall be provided or the positions shall be reserved for them.

5.1.3 The bathroom upstairs shall not be arranged directly over the bedroom , living room, kitchen or dining room downstairs. The ground and the parts of walls in the bathroom shall be constructed with waterproof measures.

5.1.4 The bathroom shall have facilities such as toilet suite, bath/ shower, and wash-basin, or the positions shall be reserved for them. The door of the bathroom equipped with toilet suite shall not be open directly to the kitchen.

5.1.5 When the net height between the external window sill and the floor (ground) level is less than 0.90m, the protective facilities shall be provided. The net height of the handrail of balcony on the sixth storey or lower level of residential buildings shall not be less than 1.05m. The net height of the handrail of balcony on the seventh storey or above shall not be less than 1.10m. The protective measures shall be taken for the handrail of balcony. The net spacing between vertical bars of handrails shall not be larger than 0.11m.

5.1.6 The interior net storey heights of bedroom and living room shall not be lower than 2.40m. The net storey heights for some parts shall not be lower than 2.10m and their area shall not ex...