



**NATIONAL STANDARD OF THE
PEOPLE'S REPUBLIC OF CHINA**

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**Technical standard for performance assessment of residential
buildings**

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Table of Contents

- 1 General
- 2 terms
- 3 Basic Regulations
- 4.3 Set type
- 4.4 Decoration
- 4.5 Sound insulation performance
- 4.6 Equipment and facilities
- 4.7 Indoor barrier-free facilities and aging
- 5 Environmental performance
- 5.1 General provisions
- 5.2 Land Use and Planning
- 5.3 Architectural modeling
- 5.4 Green spaces and activity venues
- 5.5 Outdoor Noise and Air Pollution
- 5.6 Water bodies and drainage systems
- 5.7 Supporting facilities
- 5.8 Intelligent system
- 6 Economic performance
- 6.1 General provisions
- 6.2 Energy saving
- 6.3 Water saving
- 6.4 Land savings
- 6.5 Material saving
- 7 Safety features
- 7.1 General provisions
- 7.2 Structural bearing capacity
- 7.3 Building fire protection

1 General

1.0.1 This standard is formulated to improve housing performance, promote the modernization of the housing industry, protect the rights and interests of consumers, and

unify housing performance evaluation indicators and methods.

1.0.2 This standard is applicable to the performance review and identification of newly-built and rebuilt urban residences and concentrated rural residences.

1.0.3 Residences should be evaluated comprehensively from applicable performance, environmental performance, economic performance, safety performance and durability performance. Each performance shall be assigned a corresponding score according to its importance and content, and the housing performance shall be evaluated according to the score.

1.0.4 In addition to conforming to this standard, the housing performance evaluation should also comply with the current relevant national standards.

2.0.1 Residential building applicable performance

The performance suitable for users provided by the residential building itself and the configuration of internal equipment and facilities.

2.0.2 residential building environmental performance

The performance of the outdoor environmental conditions of the residential area by artificial construction and natural formation.

2.0.3 residential building economic performance

In the process of residential construction and use, the performance of energy saving, water saving, land saving and material saving.

2.0.4 residential building safety performance

Residential buildings, structures, structures, equipment, facilities and materials do not endanger personal safety and are conducive to the performance of users avoiding disasters.

2.0.5 residential building durability performance

Residential construction projects and equipment and facilities shall guarantee the performance of normal and safe use within a certain number of years.

2.0.6 Main dwelling types

For residential buildings that account for the majority, the sum of the building areas of the sets shall not be less than 80% of the total building area of the dwellings.

3 Basic Regulations

Evaluation method. select each main house type for review (the sum of the construction area of each main house type is not less than 80% of the total building area of the house) and check one set of each house type.

4.2.3 Modulus coordination and remodelability (8 points) should include. residential plane modular design, flexible space separation and remodelability, and structural system flexibility.

Evaluation method. select the standard layer of each unit for inspection.

4.2.4 The evaluation content of unit public space (17 points) should include. unit entrance hall (entry hall), lobby, waiting hall setting, building (electric) elevator setting, unit public walkway, garbage collection facilities and tube well setting.

Evaluation method. Select each unit for inspection.

4.3 Set type

4.3.1 The evaluation of the suite type should include the setting and layout of the functional space in the suite, and 2 sub-items of 5 dimensions of the functional space, with a full score of 72 points. Score according to the evaluation indicators in Table D.0.2 in Appendix D of this standard.

4.3.2 The evaluation content of functional space setting and layout in a suite (44 points) shall include. configuration, layout and traffic organization of functional spaces such as bedroom, living room (hall), dining room, kitchen, bathroom, storage room, balcony, etc., the natural ventilation, lighting and view of the living space, the location of the kitchen and its natural ventilation and lighting.

Evaluation method. select each main house type for review (the sum of the construction area of each main house type is not less than 80% of the total building area of the house) and check one set of each house type.

4.3.3 The evaluation content of functional space scale (28 points) should include. configuration of functional space area, length of continuous solid wall in living room (hall), clear width of double bedroom, length of operating table in kitchen, use of storage space Area, net height of functional space.

Evaluation method. select each main house type for review (the sum of the construction area of each main house type is not less than 80% of the total building area of the house) and check one set of each house type.

4.4 Decoration

4.4.1 The evaluation of decoration shall include two sub-items of interior decoration and public part decoration, with a full score of 25 points. Score according to the evaluation indicators in Table D.0.3 in Appendix D of this standard.

Evaluation method. Among all the housing types, 5 housing units are randomly selected on site for inspection.

4.5 Sound insulation performance

4.5.1 The evaluation of sound insulation performance shall include 4 sub-items of sound insulation performance of floors, sound insulation performance of walls, noise volume of pipes, vibration reduction and sound insulation of equipment, with a full score of 25 points. Score according to the evaluation indicators in Table D.0.4 in Appendix D of this standard.

Evaluation method. Select and review construction drawings and performance test reports.

4.6 Equipment and facilities

4.6.1 The evaluation of equipment and facilities shall include 4 sub-items of kitchen and bathroom equipment, water supply and drainage and gas system, heating ventilation and air conditioning system, electrical equipment and facilities, and the full score is 70 points. Score according to the evaluation indicators in Table D.0.5 in Appendix D of this standard.

4.6.2 The evaluation content of kitchen and bathroom equipment (18 points) should include. kitchen facilities configuration, overall kitchen configuration, sanitary facilities configuration, overall bathroom configuration, washing machine, housework room and clothes drying space.

Evaluation method. select each main house type for review (the sum of the construction area of each main house type is not less than 80% of the total building area of the house) and check one set of each house type.

4.6.3 The evaluation content of water supply, drainage and gas system (18 points) shall include. the setting of water supply, drainage and gas facilities, the setting of hot water supply system or water heater and hot water pipeline, the setting of special drinking water system, and the setting of drainage system, piping and piping arrangements.

Evaluation method. select a residential building of the same type, and check a set of residential buildings randomly.

4.6.4 The evaluation content of heating, ventilation and air conditioning system (16 points) should include. heating, ventilation, and air conditioning system and facilities of living space, fresh air system, kitchen oil fume exhaust system, bathroom exhaust system.

Evaluation method. select each main housing type for review (the sum of the construction area of each main housing type is not less than 80% of the total residential building area, and each housing type is selected for random inspection).

4.6.5 The evaluation content of electrical equipment and facilities (18 points) should include. the number of power sockets, the number of branch circuits, the setting of elevators, and the artificial lighting of public parts in the building.