

# Fire Safety in Buildings

## HKIE Veneree Club

19 Nov 2025

## Acknowledgement

1. Fire Services Department Publications and Fire Services Circular Letters
2. Buildings Department Publications
3. HKIE Continuous Professional Development Training course materials
4. Arup 01.11.2025 ISLBFS Transforming Carpark Safety Challenges and Solutions for EV and Li-Ion battery fire



Garley Building, an office block on Nathan Road in year 1996, which claimed 41 lives



Middle Road Construction Site, Hong Kong



On 14 June 2017, a high rise fire broke out in the 24-storey Grenfell Tower block of flats in North Kensington, West London, England, at 00:54 and burned for 60 hours. **Seventy people died** at the scene and **two people died** later in hospital, with more than 70 injured and 223 escaping.

## Two injured in fire at construction site in TST

2023-03-03 HKT 00:34





## Chinachem Tower blaze in Hong Kong's Central put out after 4-hour battle, 4 hurt

# Background

Ivy Street, Tai Kok Tsui  
1 death (10 December 2020)



Tin Heng Estate, Yuen Long  
2 deaths (1 September 2018)



Canton Road, Yau Ma Tei  
8 deaths (15 November  
2020)





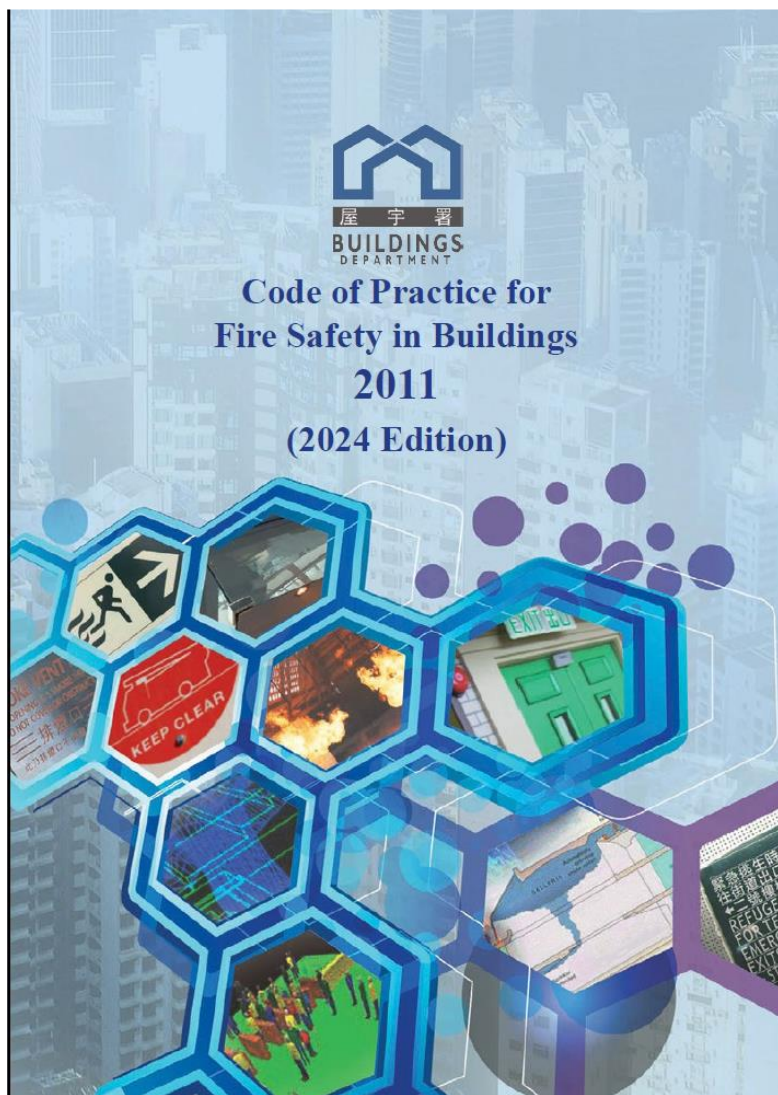
## 佐敦道華豐大廈大火 10 April 2024, 再次暴露舊樓 消防安全及執管問題；

屋宇署發出的消防安全指示，  
可以一拖10多年未完成遵辦，  
更是不能接受。

### 華豐大廈三級火5死40傷



# Fire Safety in Buildings



## Clause A1.2

- (a) This Code provides the Performance Requirements as well as prescriptive requirements (Deemed-to-Comply provisions) for achieving an adequate level of fire safety in buildings.
- (b) To comply with this Code, a fire safety design should comply with the Performance Requirements in Section 2.
- (c) The Building Authority recognises that fire safety may be achieved in a number of ways. This is particularly pertinent to some buildings where there are genuine difficulties in complying with the Deemed-to-Comply provisions because of their size, use, complexity or location, which may necessitate special consideration.

## Clause A1.3

Diagram A1 shows the framework for fire safety in buildings.

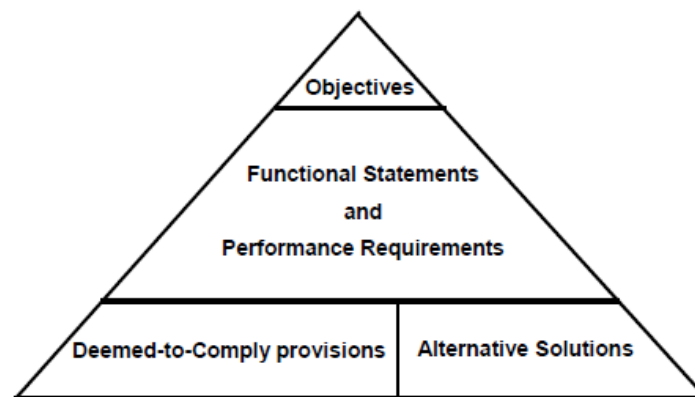
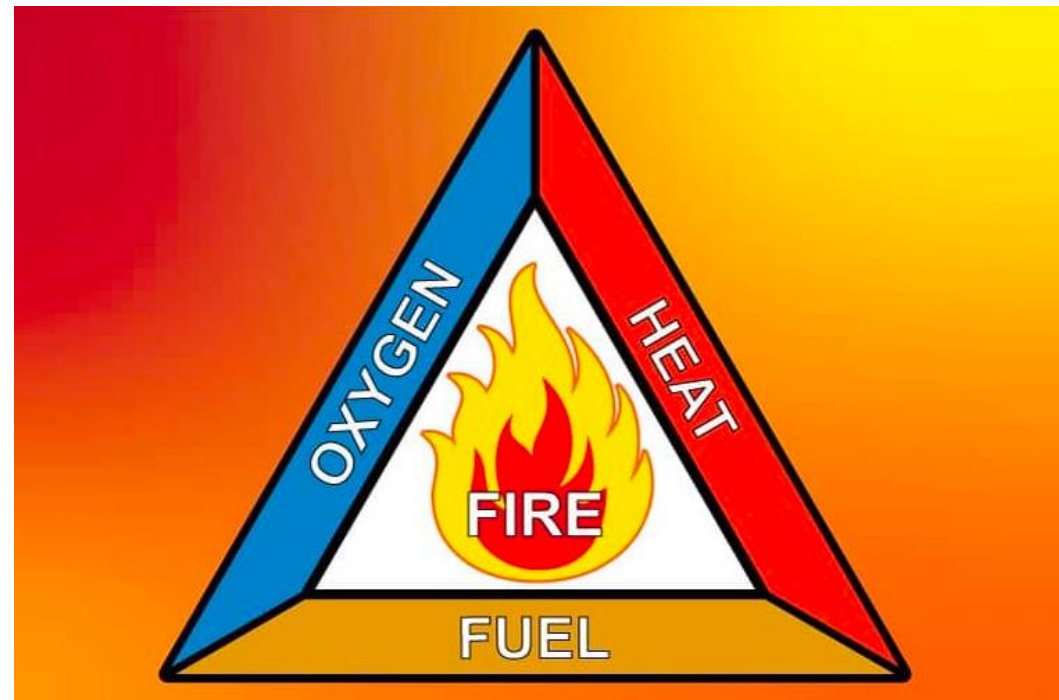


Diagram A1 – Framework for Fire Safety in Buildings

# What is Fire Triangle







PU foam filled furniture is to comply with BS 7177:1996 or BS 7176:1995 for PU foam filled mattress and upholstered furniture.

20 January 2000

**FSD Circular Letter No. 1/2000**

**Flammability Standards for Polyurethane (PU) Foam Filled Mattresses and  
Upholstered Furniture in Licensed Premises and Public Areas**

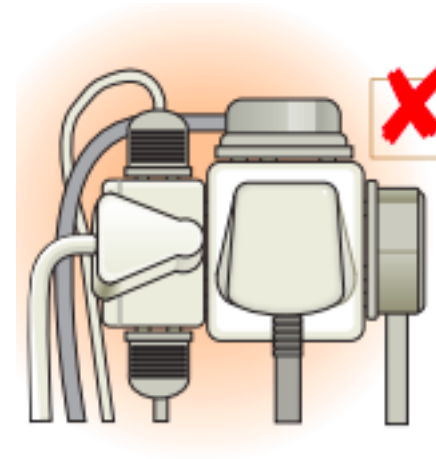
1. Use ashtray while smoking on a sofa or a chair.

Do not leave cigarette ends on a sofa or a chair. Foam rubber or fabric-mounted sofas and chairs are easily ignited by a lighted cigarette end, thus causing a fire and giving out toxic gases and smoke.



2. Keep matches and cigarette lighters out of the reach of children.
3. Allow sufficient space behind your TV and radio set and do not block ventilation openings.

4. Avoid overloading electrical circuits and plugging more than one adaptor into the same socket.





5. Do not leave your cooking on stove unattended.

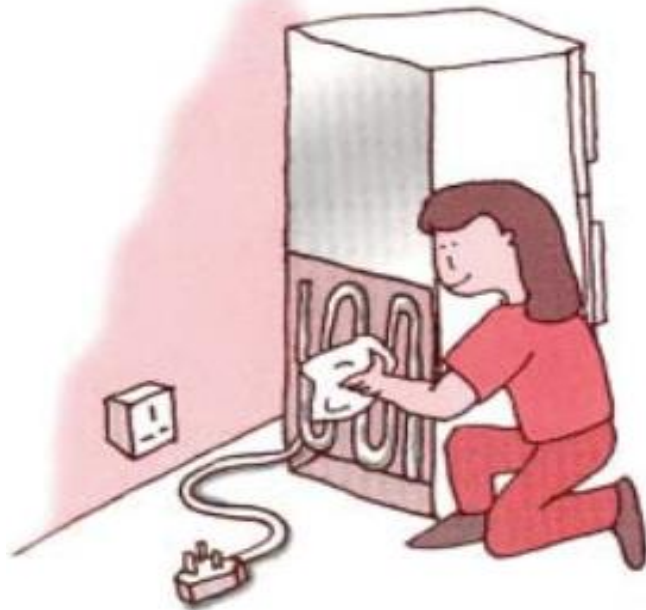


6. Store cooking fuel such as liquefied petroleum gas and kerosene (not more than one container at any time) well away from the stove and sources of heat. Never fill a kerosene stove or heater when it is alight. Kerosene must be stored in metal containers, tightly closed.



7. If the gas leak is serious, or if you are unsure for any reason, leave the premises at once and notify your neighbors to evacuate, but do not press any doorbells. Leave the buildings by the stairs, dial “999” and notify Fire Services Department, and call your gas supply company’s emergency number.

- Your gas installation, including gas cylinder and appliances, shall not be used again until it has been checked for safety by your gas supply company.



8. Regularly unplug the refrigerator and get rid of the dust from the motor compressor area.



9. Ironing. The overheating of left-on-and-forgotten irons would often set scorched clothes on fire and thus becomes dangerous, especially if the ironing board is made of wood and covered with a cloth.



10. Aerosol sprays. Do not spray near naked flame or other ignited sources. Do not place aerosol sprays in direct sunlight or near any heat source.

- [https://www.youtube.com/watch?v=T05HQPnbH3o&ab\\_channel=CBSEveningNews](https://www.youtube.com/watch?v=T05HQPnbH3o&ab_channel=CBSEveningNews)



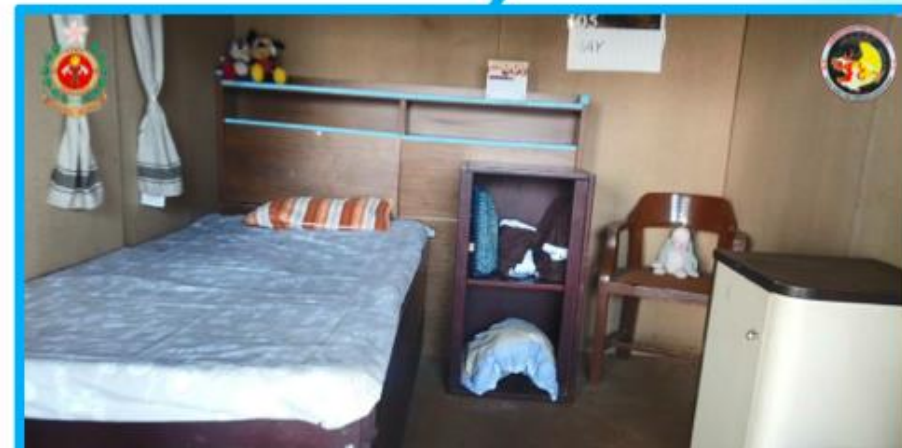
11. Never place the heater too close to curtains, beds, settees or chairs.



Flash over within 3 minutes

[https://www.youtube.com/watch?v=BtMmymOxdjc&ab\\_channel=OakRidgeFD](https://www.youtube.com/watch?v=BtMmymOxdjc&ab_channel=OakRidgeFD)

## Modern Compartment Furnishing



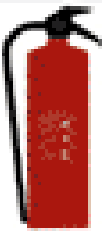



## Modern Compartment Furnishing





12. Keep the staircase free of obstruction. Remember that the staircase is the important means of escape in case of fire.
13. Do not use the lift if it is suspected that there is a fire in the building.

## Fire Extinguisher Types

Extinguisher		Type of Fire					
Colour	Type	Solids (wood, paper, cloth, etc)	Flammable Liquids	Flammable Gasses	Electrical Equipment	Cooking Oils & Fats	Special Notes
	<b>Water</b>	✓ Yes	✗ No	✗ No	✗ No	✗ No	Dangerous if used on 'liquid fires' or live electricity.
	<b>Foam</b>	✓ Yes	✓ Yes	✗ No	✗ No	✓ Yes	Not practical for home use.
	<b>Dry Powder</b>	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✗ No	Safe use up to 1000v.
	<b>Carbon Dioxide (CO2)</b>	✗ No	✓ Yes	✗ No	✓ Yes	✓ Yes	Safe on high and low voltages.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

FSD Ref: A 82 48

Name of Client: [Redacted]  
Name of Building: [Redacted]  
Street No./Town Lot: [Redacted] Street/Road/Entrance Name: [Redacted]  
Block: [Redacted] District: [Redacted] Area: [Redacted]  
Type of Building: [Redacted]

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

Code 編號 (1-25)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)	Next Due Date 下次到期日 (DDMMYY)
24	手提滅火筒 - 3KG CO2滅火筒 8支	G/F 後樓梯電制房 電制房、電話房、平台、消防上水/食水泵房、管理處 R/F: 消防泵房、升降機機房、1/F 花園泵房	符合消防處規定 (Defects see Part 3)	27/3/2020	26/3/2021
	- 9L水筒滅火筒 1支	G/F 管理處	符合消防處規定	27/3/2020	26/3/2021

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編號 (1-33)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)
			NIL		

**Part 3 第三部 Defects 損壞舉報**

Code 編號 (1-3)	Type of FSI 裝置類型	Location(s) 位置	Damage/Derog 損傷/缺點	Comment on Defect 缺陷評述
24	手提滅火筒	G/F 管理處	3KG CO2滅火筒 1支 (列廢)	需更換

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核  
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Date: 27/3/2020

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

FSD Ref: [Redacted]  
消防處編號

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第9(1)條，若有任何安裝在任何處所內的任何消防裝置或設備，其須每隔12個月由一名註冊承辦商檢查一次。

Code 編號 (1-25)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)	Next Due Date 下次到期日 (DDMMYY)
24	手提滅火筒 - 3KG CO2滅火筒 8支	G/F 後樓梯電制房 電制房、電話房、平台、消防上水/食水泵房、管理處 R/F: 消防泵房、升降機機房、1/F 花園泵房	符合消防處規定 (Defects see Part 3)	27/3/2020	26/3/2021
	- 9L水筒滅火筒 1支	G/F 管理處	符合消防處規定	27/3/2020	26/3/2021

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			NIL		

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**  
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

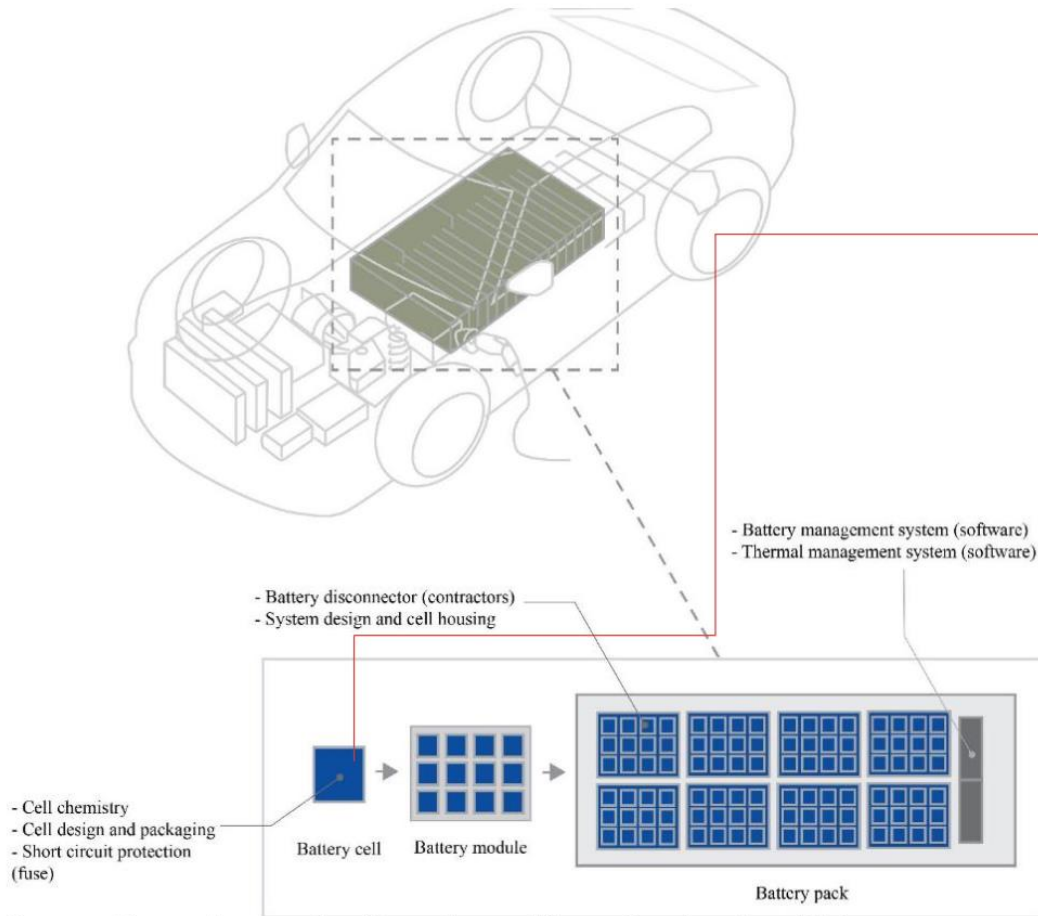
F.S. 251 (Rev. 1/2016)

## Fire Blanket

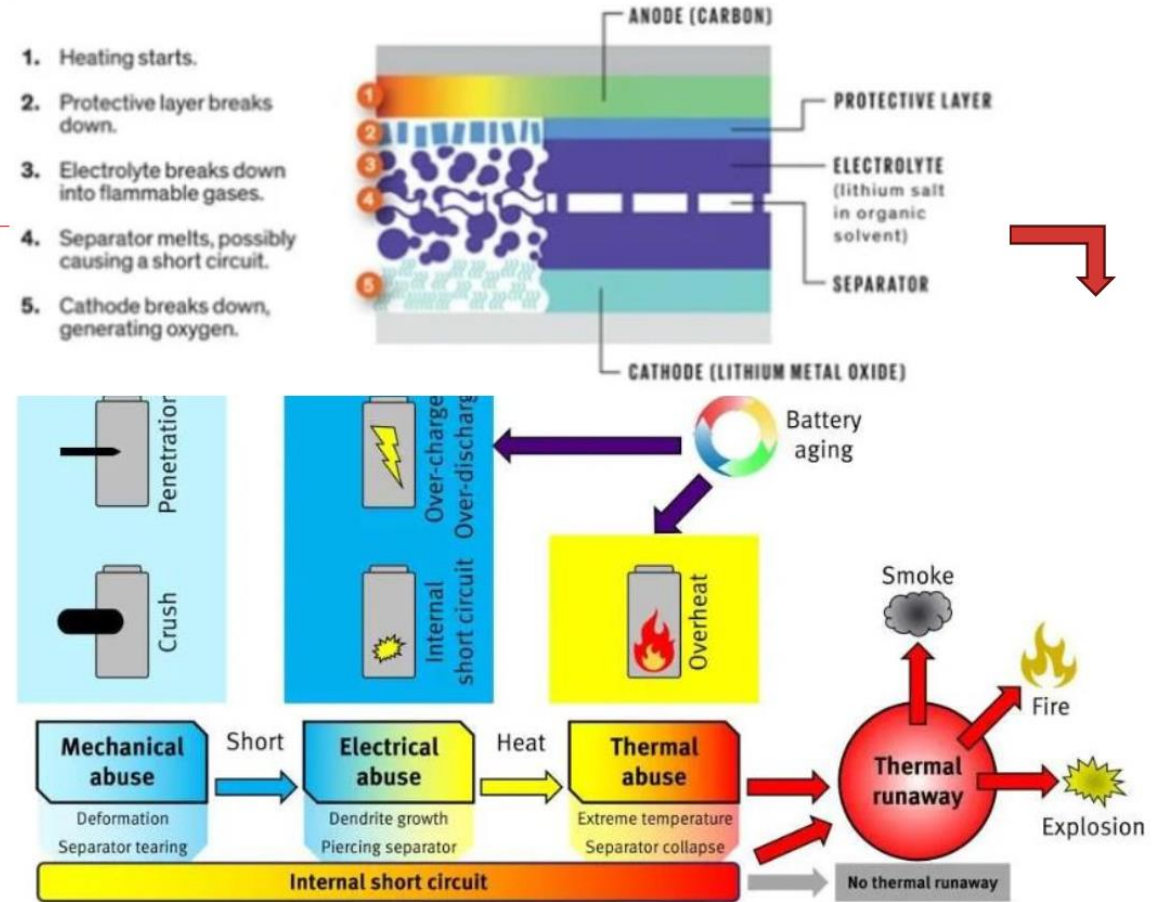


# Li-ion battery thermal runaway

## Battery (Lithium-ion) Electric Vehicles



Source: Covered car parks: fire safety guidance for electric vehicles



# EV fire hazards and characteristics

## Higher soot and toxicants of EV fire

### Hydrofluoric acid (HF)

- Li-ion battery fires produce hazardous gases like CO, plus additional toxic gases such as HF from burning electrolyte.
- HF is highly toxic - dangerous above 30 ppm, with short-term exposure limits at 20 ppm (10 min).
- HF and metal particles like Ni, Co, Mn in smoke distinguish EV fires from conventional vehicle fires.
- These emissions could have environmental impacts.



## Fire in a residential underground carpark, Incheon, 1 Aug 2024

- The fire lasted **8 hours**.
- Over **140 vehicles** were burned or damaged.
- **24 residents** were hospitalized due to smoke inhalation.
- Automatic sprinkler system was **not activated**.
- Government authorities are urging automakers to:
  - Disclose battery supplier information
  - Provide battery safety inspections for consumers



## Fire fighting

- **Fire blanket** is large enough to cover electric cargo vehicle. Its principle is to suppress the fire by suffocation, preventing the spread of smoke and helping to control the flames.
- A **high-pressure spray nozzle** produces a water mist that covers the location of the battery fire under the electric vehicle, quickly lowering the temperature.



Photo from: HKFSD

- If there is a fire, call “999” to inform the Fire Services Department and take the following measures:
- Before leaving the unit – Evaluate the risk of escaping from the unit; Promptly decide whether to stay in the unit or to leave.





If a fire breaks out in your unit

1. Keep calm;
2. Tell everyone in your unit to leave;
3. Escape by the nearest staircase;
4. Break the breakglass unit in the corridor to activate the fire alarm;
5. Call “999” to report the fire when you are safe.



- When you hear the fire alarm
  1. Respond and act quickly;
  2. Stay in the unit if the situation allows.



- If you decide to leave the unit
  1. Bring along the 3 useful items for fire escape (mobile phone, keys and wet towel).
  2. If the corridor is free of smoke, leave the unit rapidly;
  3. Close the unit door;
  4. Escape through the nearest staircase and do not use the lift;
  5. If there is smoke in the staircase, escape by another staircase immediately;
  6. If there is no staircase with a safe passage, return to your unit or try knocking at the doors of other units until you find a safe place to take shelter;
  7. If smoke is blocking your way, crawl along the floor as the air fresher near the ground.

- Thermal Damage to the Respiratory Tract
- Depends on the humidity of inhaled hot gases than skin burns.
- Steam at around  $100^{\circ}\text{C}$  is capable of causing severe burns to the entire respiratory tract down to the deep lung due to its higher thermal capacity and latent heat released during condensation.
- $60^{\circ}\text{C}$  has been found to be the highest temperature at which 100% water-vapour saturated air can be breathed.





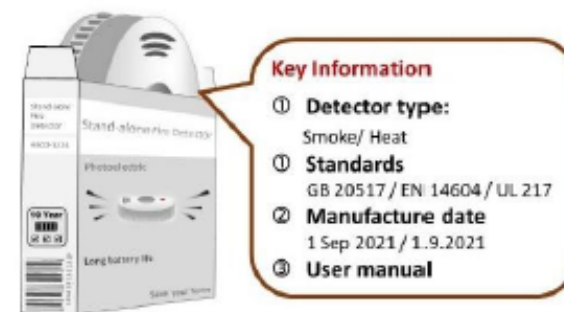
Figure 1 - Typical stand-alone fire detector

## LEGAL EXEMPTION

Subsequent to the amendment of the Fire Service (Installations and Equipment) Regulations (Cap. 95B) (FS(IE)R) with effect from 1 September 2021, SFDs are **exempted** from the application of regulations 6(1) and 7(1) of FS(IE)R. Owners/occupants of any buildings/premises will not be required to engage an RFSIC for the installation, maintenance, inspection or repair of any SFDs which are installed upon the premises owners/occupiers' own volition.

When buying an SFD, it is also important to check the information on the packaging or label:

- ▶ Detector type
- ▶ Standard or Product Certification Body stamp
- ▶ Manufacture or replacement date
- ▶ User manual (including installation and maintenance details)



SFDs should comply with international or national standards. Examples of the commonly adopted standards for SFDs are:

Detection	Standard's Code	Name of standards
Smoke	AS 3786-2014	Smoke alarms using scattered light, transmitted light or ionization
	EN 14604:2005	Smoke alarm devices
	GB 20517-2006	Fire detection and alarm systems – Smoke alarms
	ISO 12239	Smoke alarms using scattered light, transmitted light or ionization
	UL 217	Standard for safety for smoke alarms
Heat	BS 5446-2:2003	Fire detection and fire alarm devices for dwellings – Part 2: Specification for heat alarms

# Open kitchen requirements

**Have Fire Service Installations  
Inspected Annually to Keep  
Your Open Kitchen Safe**



## Fire Safety Requirements for Units with Open Kitchens

Units with open kitchens constructed according to approved building plans should have been fitted with the fire service installations and equipment specified in relevant codes of practice, including:-

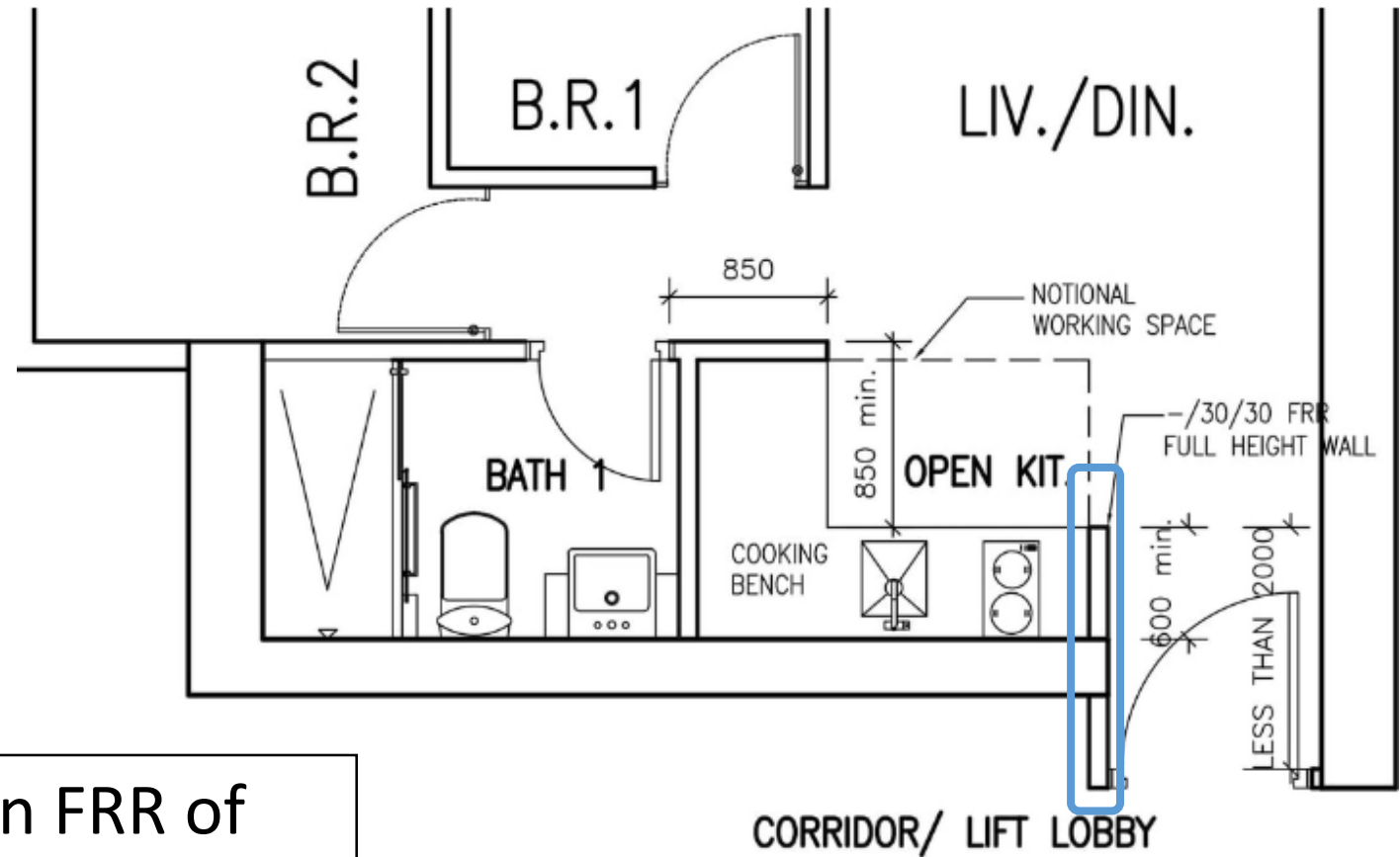
- (a) smoke detector(s) with a sounder base;  
and
- (b) sprinkler head(s)

Smoke Detector



Sprinkler Head

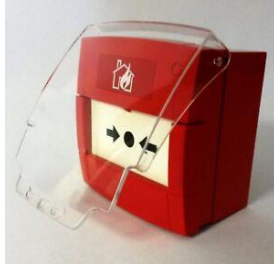




TYPICAL PLAN OF FLAT UNIT

The full height wall having an FRR of not less than -/30/30 should be erected with a material that is not easily removable (e.g. reinforced concrete construction).

# Fire Hose Reel Operation Instruction.



Fire Alarm Call Point

## TO OPERATE FIRE HOSE REEL

使用消防喉轆

- (1) BREAK GLASS OF THE FIRE ALARM CALL POINT. (or)

打爛火警鐘玻璃

ACTUATE FIRE ALARM CALL POINT.

按動火警鐘掣

- (2) OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE.

先開啟來水掣，再拉出膠喉

- (3) TURN ON WATER AT NOZZLE AND DIRECT JET AT BASE OF FIRE.

將喉咀掣開啟，然後射向火之底部

(NOT SUITABLE FOR ELECTRICAL FIRES)

不適用於電火



Old



# 消防安全(建築物)條例

## 第572章簡介

### 1. 本條例的目的

本條例的目的是針對火災的危險，向某些種類的綜合用途建築物及住用建築物的佔用人、使用人和訪客提供最佳的保障。

### 《條例》由消防處和屋宇署共同執行

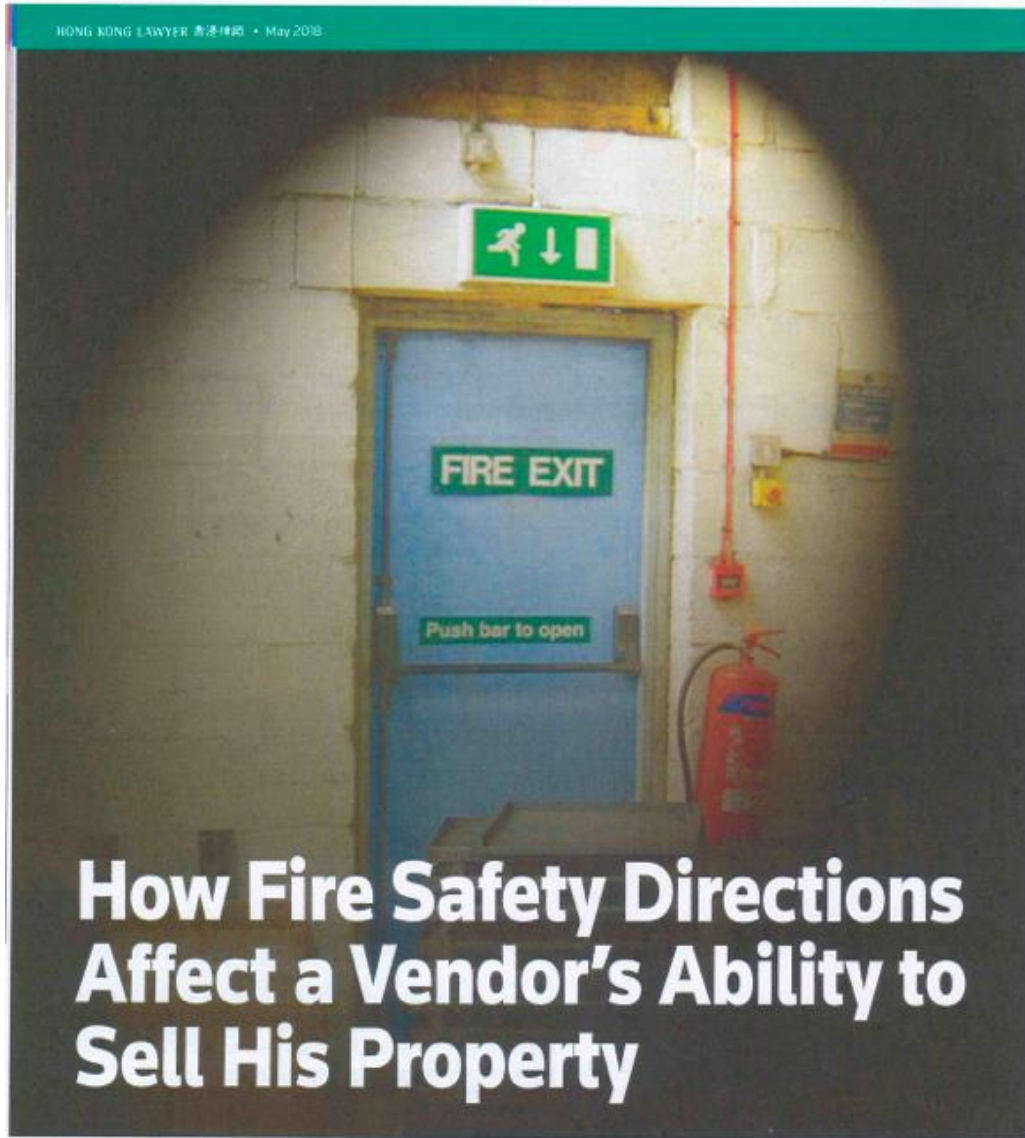


消防裝置及設備



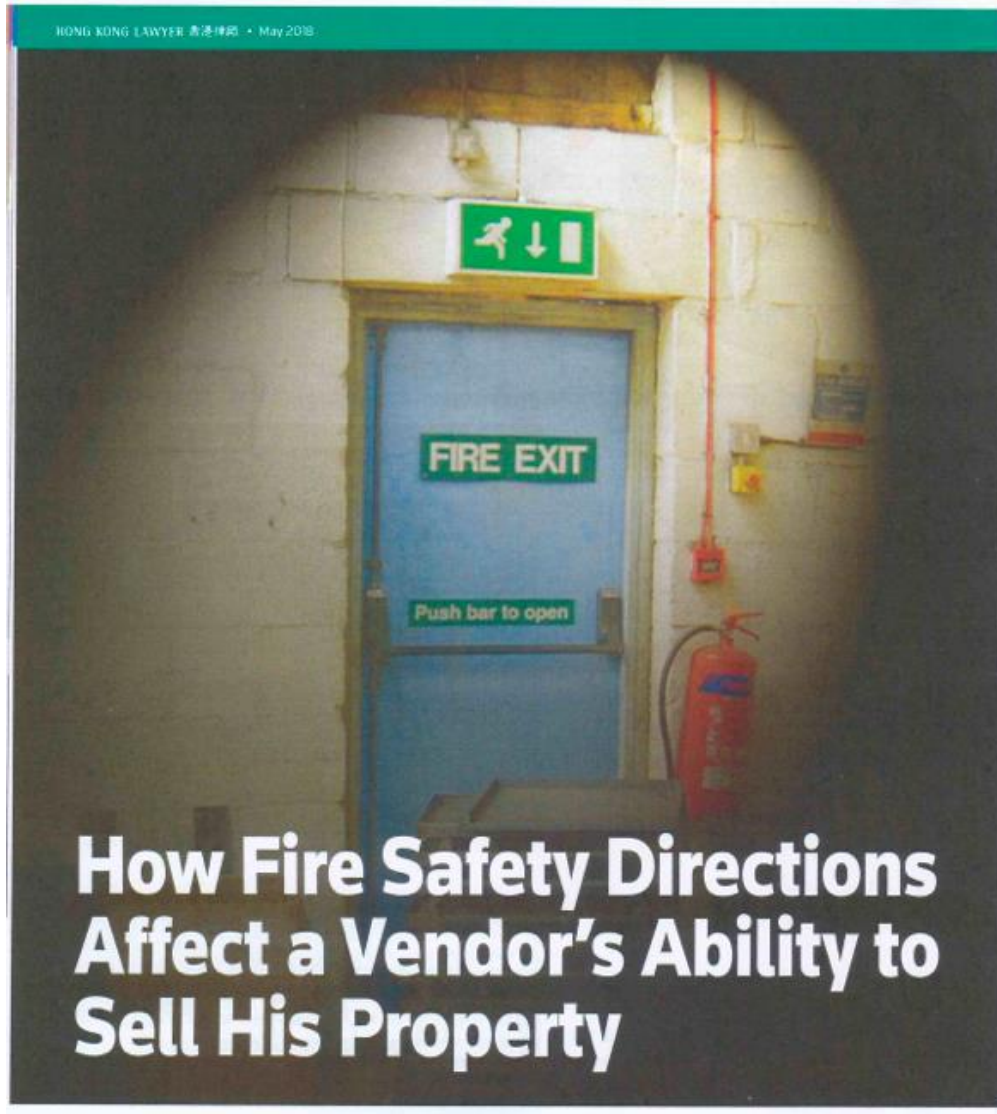
消防安全建造工程





## Cap 572 Fire Safety (Buildings) Ordinance

Section (7) On the hearing of an application under this section, the District Court may make an order prohibiting the occupation of the relevant building or part of a building (a) the owner or occupier has failed to comply with a requirement specified in a fire safety direction or a fire safety compliance order;



Hong Kong Lawyer May 2018  
page 40

Potential difficulties in their  
ability to sell their properties.

Fire safety directions may affect a  
vendor's ability to give good titles  
to his property if either his  
property and/or the common  
areas of the building.

# 消防安全(商業處所)條例 第502章簡介



## 消防安全(商業處所)條例簡介

### 1. 條例的目的

本條例的目的是向某些種類的商業處所及商業建築物的佔用人、使用人及訪客提供最佳的防火保障。

### 2. 執行當局

為施行本條例：-

- (a) 就訂明商業處所或指明商業建築物的規劃、設計和建造而言，屋宇署署長為執行當局；及
- (b) 就任何消防裝置或設備而言，消防處處長為執行當局。

# 消防安全(工業建築物)條例

## 第 636 章簡介





## 1. 本條例的目的

本條例的目的是針對火災危險，向某些種類的工業建築物的佔用人、使用人和訪客提供最佳的保障。

## 2. 執行當局



在本條例範圍內：

- (a) 就工業建築物的規劃、設計及建造而言，執行當局為屋宇署署長；
- (b) 就工業建築物的任何消防裝置或設備而言，執行當局為消防處處長。

消防裝置及設備		處所 / 建築物 負責人	綜合用途建築物 非住用用途部分		綜合用途建築物 住用用途部分和 住用建築物
			擁有人	佔用人	擁有人
	自動噴灑系統		✓*		
	消防栓及喉轆系統		✓		✓
	手控火警警報系統		✓		✓
	緊急照明 (公用範圍)		✓		✓#
	緊急照明 (非公用範圍)			✓	
	機械通風系統的自動中斷操作裝置 (公用範圍)		✓		
	機械通風系統的自動中斷操作裝置 (非公用範圍)			✓	

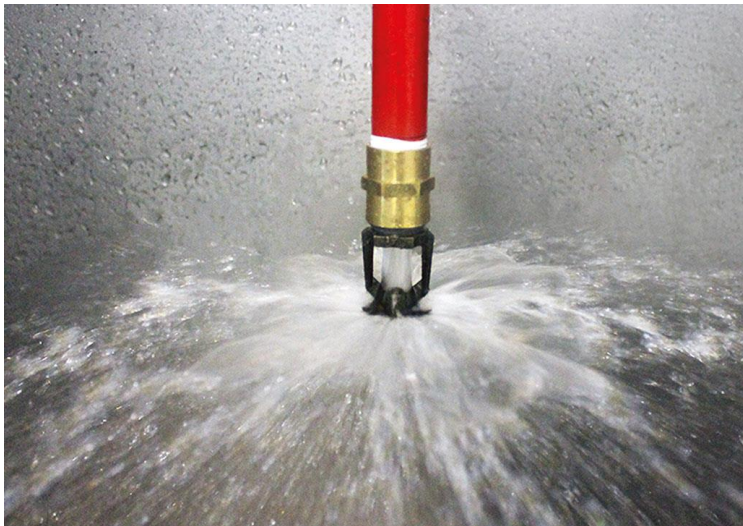
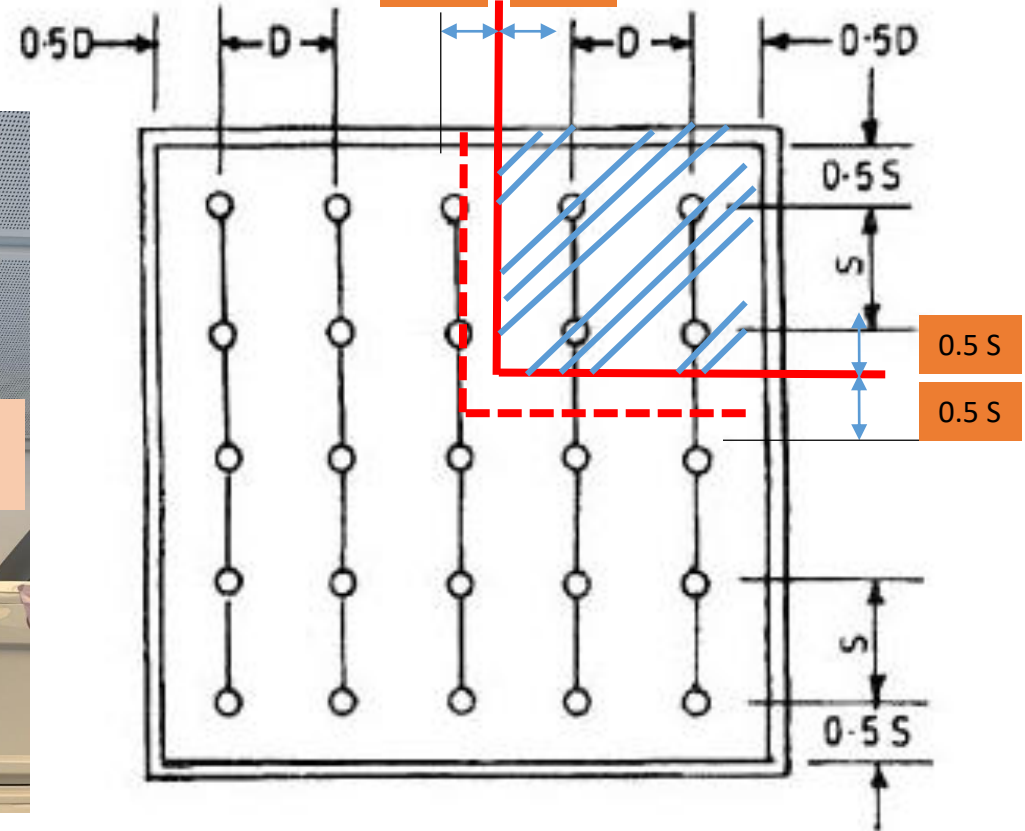
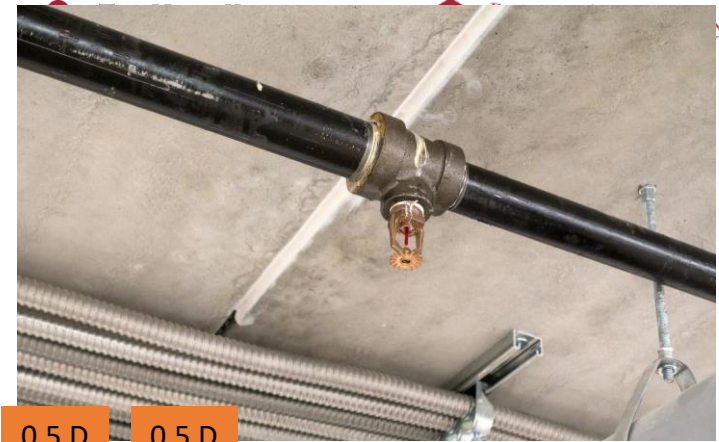
備註：\* 適用於非住用用途部分總樓面面積超過230平方米的綜合用途建築物

# 適用於地面與最高層樓面距離超過30米的建築物

	出口指示標誌 (包括方向指示牌)		✓		
	輔助電力供應			✓	

# Sprinkler

- Spacing **1.5m** from the wall.
- A clear space of **0.5m**.



## 2.5.2 消防栓及喉轆系統



消防栓



喉轆

## 2.5.3 手控火警警報系統



火警鐘



手動火警鐘掣



消防控制板

[https://www.hkfsd.gov.hk/eng/source/guidance/Technical\\_Guidance\\_BS5266\\_2016\\_BSEN1838\\_2013.pdf](https://www.hkfsd.gov.hk/eng/source/guidance/Technical_Guidance_BS5266_2016_BSEN1838_2013.pdf)



**HONG KONG  
FIRE SERVICES DEPARTMENT**



## TECHNICAL GUIDANCE

**Application of BS 5266-1:2016 and BS EN 1838 :2013  
for Emergency Lighting in Hong Kong**

May 2021

## Emergency Lighting



25 May 2021

To: Recipients of FSD Circular Letters

Dear Sir/Madam,

**FSD Circular Letter No. 5/2021**  
**Fire Safety Requirements for Emergency Lighting Systems**  
**in Licensed/Registered Premises**



- (q) The minimum number of fittings permissible in any installation shall not be less than two (N.B. if only one fitting were provided and a lamp filament failure occurred, a hazardous situation would result.)

- Exit and directional signs shall be provided between **2m and 2.5m above floor level** measured to the base of the sign.
- Exit signs shall be positioned directly above the doorway of the exit.





## Self illuminated exit signs

## 2.5.5 機械通風系統的自動中斷操作裝置



消防處  
牌照及審批總區  
香港九龍尖沙咀東部康諾道一號  
消防總部大廈五樓



FIRE SERVICES DEPARTMENT  
LICENSING & CERTIFICATION COMMAND  
5/F, Fire Services Headquarters Building,  
No. 1 Hong Chong Road, Tsim Sha Tsui East,  
Kowloon, Hong Kong

本處檔號 OUR REF.: (42) in FP(LC) 314/07 Pt. 8  
來函檔號 YOUR REF.:  
圖文傳真 FAX NO.: 852-2723 2197  
電話 TEL NO.: 852-2733 7744  
電子郵件 E-mail: lcpolic2@hkfsd.gov.hk

15 January 2019

To: Recipients of FSD Circular Letters  
and Members of the VILG

Dear Sir/Madam,

**FSD Circular Letter No. 1/2019**  
**Ventilation / Air Conditioning (V/AC) Control System**

To facilitate the trade in proper installation of Ventilation/Air conditioning control system, the relevant specification has been detailed in Section 5.27 of the current Code of Practice for Minimum Fire Service Installations and Equipment, and the specific applications were promulgated vide FSD Circular Letter No. 2/2005 with simplified schematic drawings.

Recently, a review on FSD Circular Letter No. 2/2005 has been conducted and the Fire Safety Standard Advisory Group as well as the Ventilation Installation Liaison Group have been consulted. In gist, to facilitate the industry and trade in fulfilling the relevant specification of V/AC Control System, drawings covering Case 12/1, 12/2, 12/3 and 12/5 have been updated to provide better illustration, whilst Case 12/4 has become obsolete.

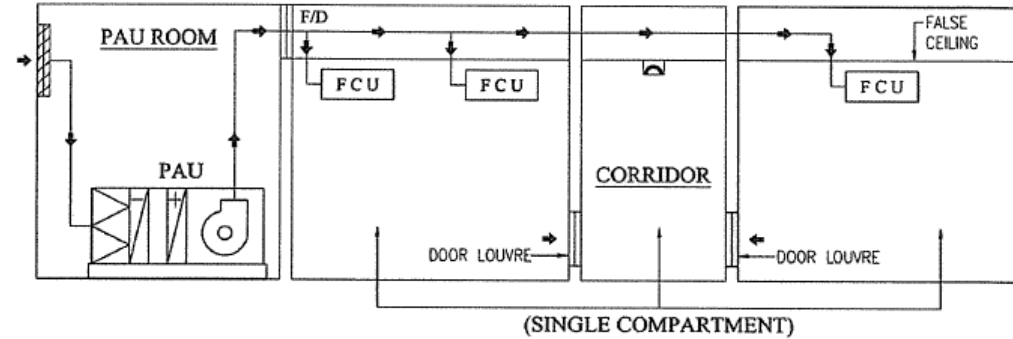
This Circular Letter serves to provide a summary of the requirements of V/AC control system together with a set of schematic drawings as attached to Annex for reference. As this Circular Letter does not involve any change of the current requirements, it will take immediate effect. FSD Circular No. 2/2005 is hereby superseded.

Should there be any enquiries, please contact the Ventilation Division of this Department at 2718 7567.

Yours faithfully,

(LEUNG Kwun-hong)  
for Director of Fire Services

**CASE 5/1 - PAU WITH DUCTED FRESH AIR SUPPLY  
SERVING SINGLE COMPARTMENT WITH A CORRIDOR**



**V/AC control logic for four scenarios:**

- (a) PAU > 1000 l/s, any FCU > 1000 l/s  
Requirement : PAU and these FCUs should be shut down.  
(Tripping can be made by additional smoke detector installed at corridor for V/AC control system only, i.e. by modified method 'D'.)  
(Note: FCUs < 1000 l/s within the compartment are not required to be shut down)
- (b) PAU < 1000 l/s, each FCU < 1000 l/s  
Requirement : Tripping is not required.
- (c) PAU > 1000 l/s, each FCU < 1000 l/s  
Requirement : Only PAU should be shut down.  
(Tripping can be made by additional smoke detector installed at corridor for V/AC control system only, i.e. by modified method 'D'.)
- (d) PAU < 1000 l/s, any FCU > 1000 l/s  
Requirement : Only these FCUs should be shut down.  
(Tripping can be made by additional smoke detector installed at corridor for V/AC control system only, i.e. by modified method 'D'.)  
(Note: FCUs < 1000 l/s within the compartment are not required to be shut down)

(Remark: Exhaust fan > 1000 l/s connected with the corridor, if any, should be shut down following the same principle in case 4/1)

## 靈活和務實措施

### 自動噴灑系統(花灑系統)的相關措施

- 4.1.1 可安裝折衷式花灑系統，由街喉直接供水(無須裝設消防水缸和消防水泵)。



### 2.5.1 自動噴灑系統(花灑系統)

(適用於綜合用途建築物內，總樓面面積超過  
230平方米的非住用用途部分)



適用於樓高3層或以下的綜合用途建築物

### 4.4.1 折衷式喉轆系統

非住用用途部分的擁有人可考慮安裝折衷式喉轆系統。此系統由街喉直接供水，無須安裝消防水缸和水泵等相關裝置，惟須安裝符合標準的防止回流裝置，確保不會污染政府食水供應系統。

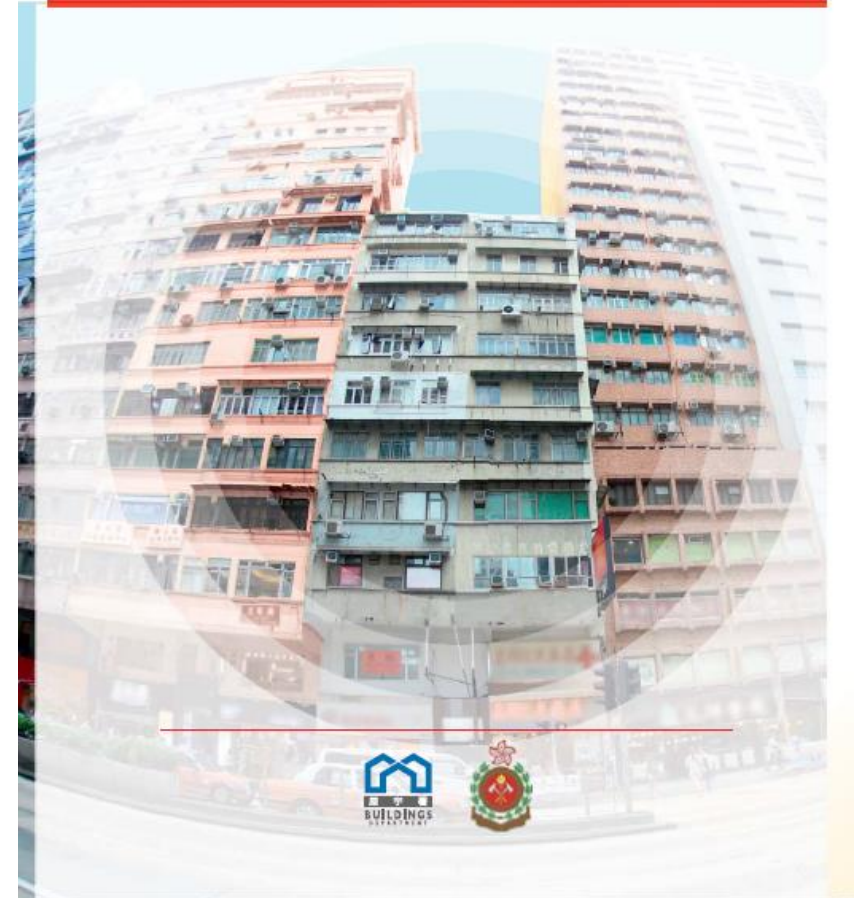
<詳情見消防處通函2016年第2號>  
([http://www.hkfsd.gov.hk/chi/source/circular/2016\\_02\\_chi.pdf](http://www.hkfsd.gov.hk/chi/source/circular/2016_02_chi.pdf))



### 4.1.3 可安裝折衷式花灑系統，與建築物的消防栓 / 喉轆系統共用水缸。



## 消防安全(建築物)條例 第572章簡介



## 4.4 適用於樓高3層或以下的綜合用途建築物

### 4.4.1 折衷式喉轆系統

非住用用途部分的擁有人可考慮安裝折衷式喉轆系統。此系統由街喉直接供水，無須安裝消防水缸和水泵等相關裝置，惟須安裝符合標準的防止回流裝置，確保不會污染政府食水供應系統。

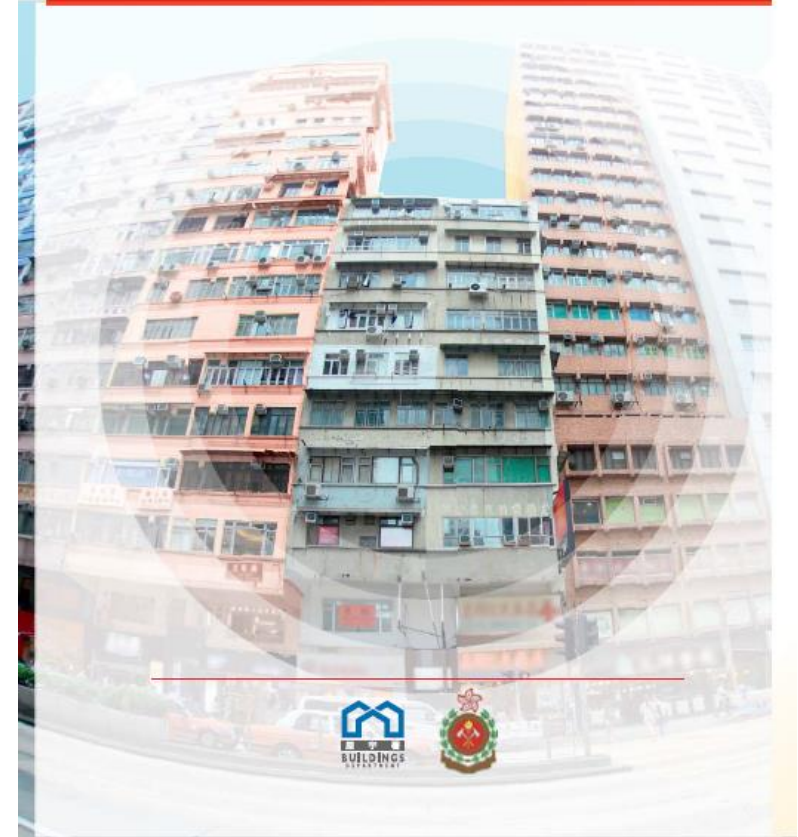


由街喉直接供水的折衷式喉轆系統



為使政府食水供應系統不受污染，擁有人須安裝符合標準的防止回流裝置

## 消防安全(建築物)條例 第572章簡介



## 4.5.1 縮減消防水缸容量

一般來說，樓高不超過6層或低於20米的綜合用途建築物已豁免安裝消防栓系統，而喉轆系統須配備2,000公升有效容量的供水缸。不過，根據消防處通函2016年第5號，本處經過一系列的風險評估研究後，喉轆系統的有效供水缸容量的要求會根據本處處理樓宇火警的召達時間及建築物所在地區來制定：

建築物所在地區	有效供水缸容量要求
樓宇密集地區	不少於500公升
樓宇分散及偏遠地區	不少於750 – 1,500公升

## 消防安全(建築物)條例 第572章簡介

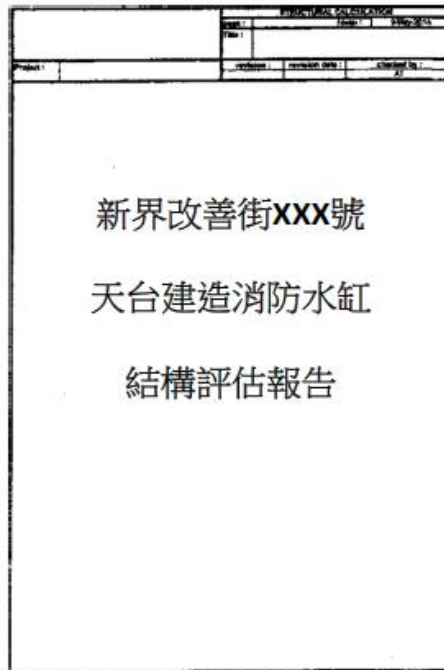


500公升消防水缸



## 4.7 適用於經認可人士 / 結構工程師證明完全沒有足夠空間或結構不能承受安裝額外消防水缸的建築物

4.7.1 豁免安裝消防栓及/或喉轆系統，並只須在每一樓層的公用地方設置一個不少於4公斤的手提乾粉式滅火筒。

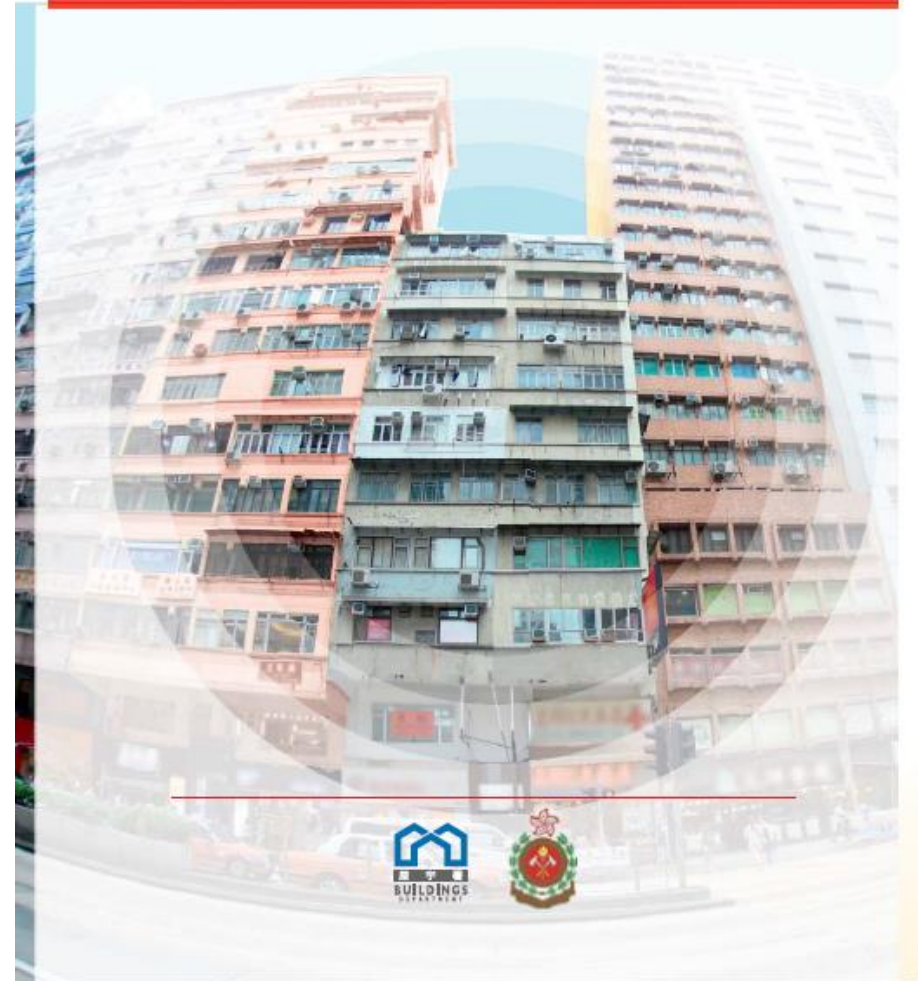



結構評估報告



手提乾粉式滅火筒

# 消防安全(建築物)條例 第572章簡介



處所 / 建築物 負責人		綜合用途建築物 非住用用途部分	綜合用途建築物 住用用途部分和 住用建築物
		擁有人	擁有人
	逃生途徑	✓	✓
	樓宇耐火結構	✓	✓
	消防和救援進出途徑	✓	✓

# Common Irregularities

## Means of Escape

- Inadequate width / no. of exit route
- Excessive travel distance / deadend travel distance
- Non-provision of protected lobby
- Doors/gates obstructing exit routes
- Improper locking devices to exit doors

## Means of Escape

- Inadequate width / no. of exit route



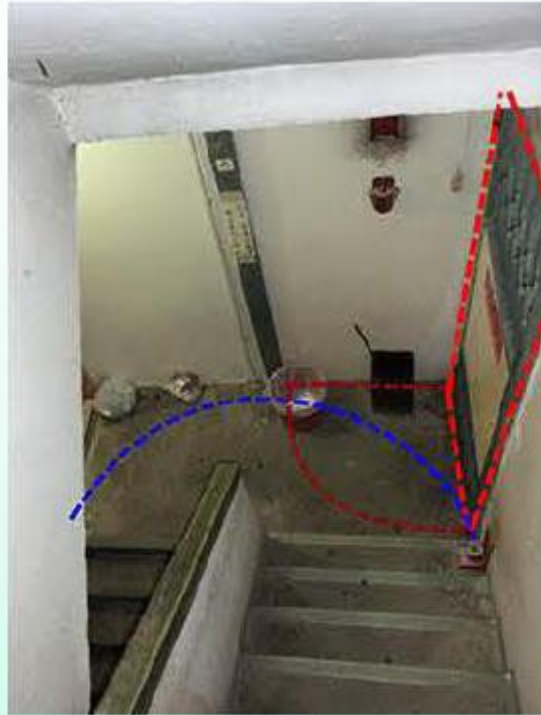
# Common Irregularities

## Means of Escape

- Excessive travel distance / deadend travel distance



Removal of fireman's lift lobby



## Means of Escape

- Obstructing the Means of Escape.

## Means of Escape

- Doors/gates obstructing exit routes

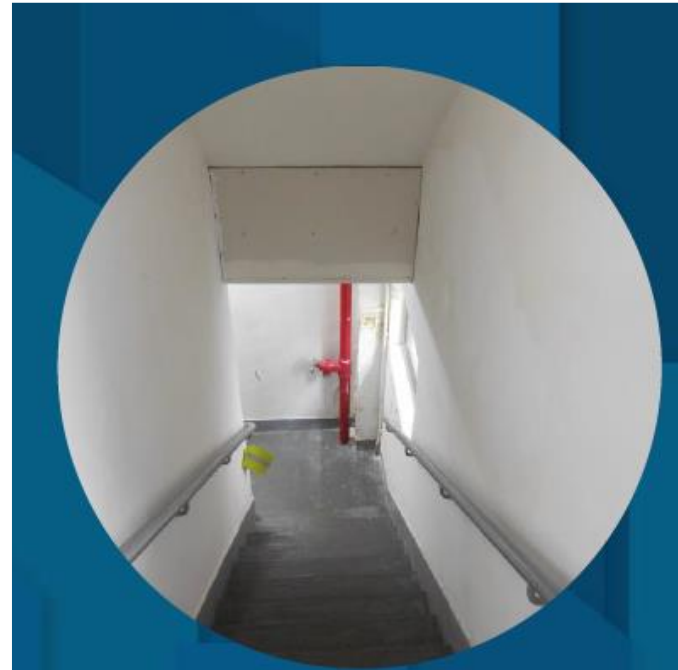


# Means of Escape Improper locking devices to exit doors





Opening formed in the staircase enclosure wall



保護大廈逃生樓梯、  
通道和出口，當發  
生火警時大廈使用  
者能安全逃離火場



■ Fire rated door





香港標準防火門製造有限公司  
Hong Kong Standard Fire Resisting Door Manufacturing Co. Ltd



Tel: 2410 0888 Fax: 24100686

九龍油塘四山街 16 號油塘工業大廈第二座 UGA2  
Unit A2, Upper G/F., Block 2, 16 Sze Shan Street, Yau Tong Industrial Building, Kowloon.

Door reference D1

格蘭®防火門證書  
Certificate  
(BS 476:Part 22:1987)

Issue Date: 29-3-2021  
Reference Number: CI-201700997

Project: 九龍長沙灣昌華街 41-51 號昌輝大廈 1 樓 3-10 室

LOCATION	Door Ref. No.	Door Leaf Size (mm)	Frame	Vision Panel	F.R.R (MINS)	Quantity	Relevant Report
	DR-2017111924	51 X 850 X 2020	NIL	NIL	60/60	1	R13G22 R13K14
	DR-2017111924	51 X 850 X 2033	NIL	NIL	60/60	1	R13G22 R13K14
	DR-2017111924	51 X 750 + 750 X 2010	NIL	NIL	60/60	1	R13G22 R13K14
	DR-2017111924	51 X 750 + 750 X 2017	NIL	NIL	60/60	1	R13G22 R13K14

All door and manufactured to comply BS 476:Part 22:1987

For and on behalf of  
香港標準防火門製造有限公司  
Hong Kong Standard Fire Resisting  
Door  
Manufacturing Co. Ltd



Authorized Signature(s)

RED Research Engineering Development Façade Consultants Limited  
雄略幕牆顧問有限公司  
Tel: (852) 2807-0930 Fax: (852) 2662-6105



TEL: 2410 0888 FAX: 2410 0686

This report is invalid unless  
accompanied by manufacturer  
CI-201700997--

TEST REPORT

Door reference D1

TEST REPORT NO.: R13G22  
DATE OF ISSUE: 16 September 2013

Test Sponsor: **Hong Kong Standard Fire Resisting Door Manufacturing Co., Limited**  
Address of Test Sponsor: Unit D, 1/F Building B, Mercantile Industrial & Warehouse Building, 16 – 24 Ta Chuen Ping Street, Kwai Chung, N.T.  
Identification of Test Item: **Q13G53 – Fully Insulated Single-acting, Unequal Double-leaf Composite Timber Doorset**  
Test Method: Fire resistance test conducted in accordance with BS EN 1634-1: 2008  
Date of Test: 26 July 2013  
Ambient Temperature at the Time of Testing: 27 °C  
Location of Testing: Tuen Mun laboratory at DD134, Lung Kwu Tan, Tuen Mun, New Territories, Hong Kong  
Laboratory:

APPROVED SIGNATORY: \_\_\_\_\_

DATE: 16 SEP 2013

Ir Dr. YUEN Sai-wing, MHKIE (Fire)

The test results are valid only for the conditions under which the test was conducted. Hong Kong Accreditation Service (HKAS) has accredited this laboratory under Hong Kong Laboratory Accreditation Scheme (HOKLAS) for specific laboratory activities as listed in the HOKLAS directory of accreditation laboratories. The results shown in this test report were determined by this laboratory in accordance with its terms of accreditation. This report may not be reproduced except in full.

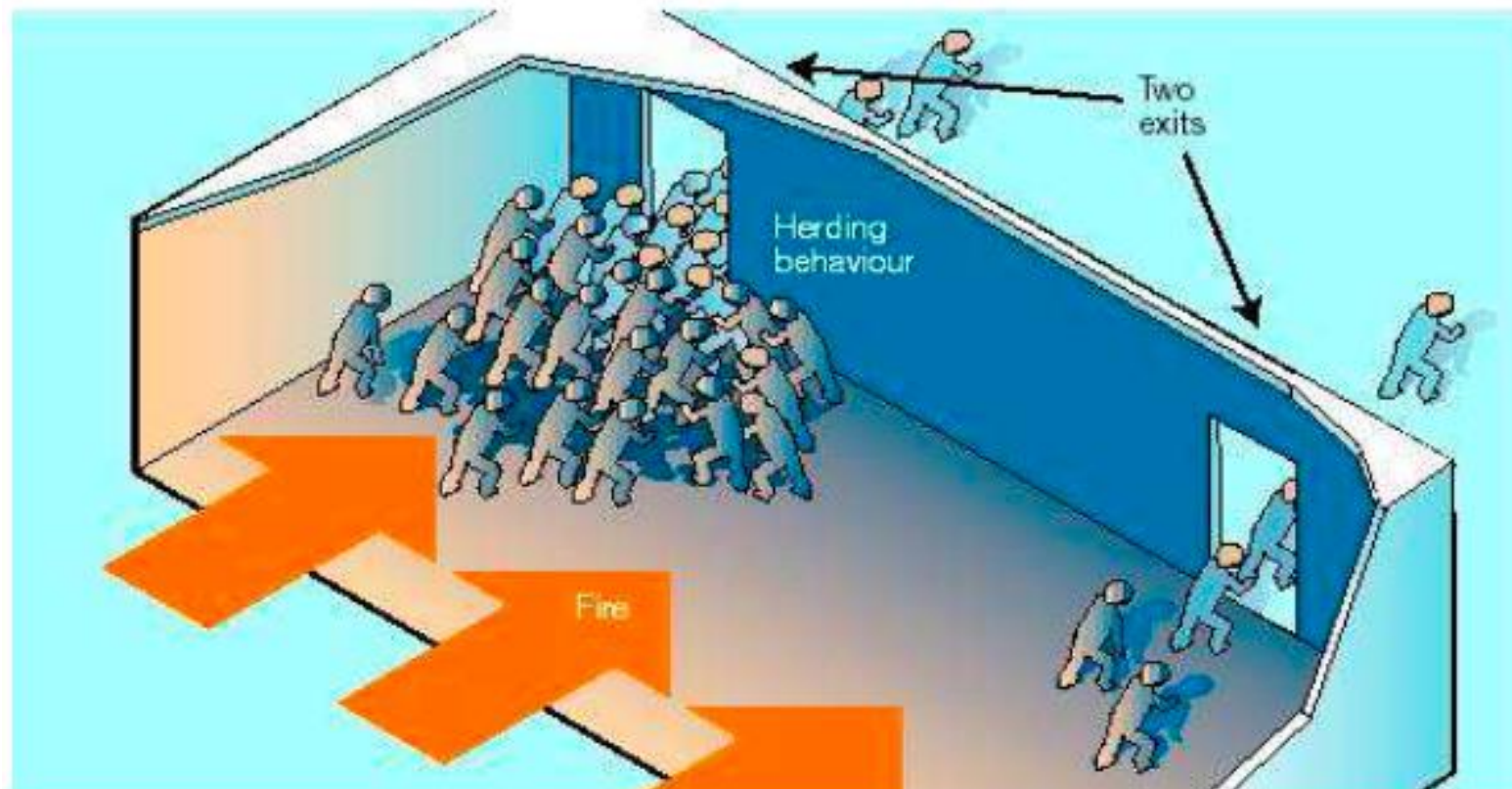
R13G22 – FRT on Fully Insulated Single-acting, Unequal Double-leaf  
Composite Timber Doorset

Page 1 of 33



Door of inadequate fire resistance opens  
onto common corridor





- (iv) Passages of minimum 1050mm clear width within the proposed school should be kept clear and free of obstructions at all times.
- (v) The clear width of the exit doors at all exits of the proposed school should not be less than 750mm each. If double-leaf door is provided, each leaf should be at least 600mm wide.
- (vi) A vision panel should be provided to all doors in the office areas.

## 常見問題(4)

可否安裝雙扇門？

可以，但每扇門必須闊於600毫米方可用作計算防火門闊度 (包括個別單位及逃生樓梯)

此個案須提供  
850毫米闊的  
防火門





Services within staircase enclosure without proper protection



■ Enclosures to Non-emergency Services



Unprotected electric  
meter room



Unauthorized opening in  
fire resisting wall and the  
installation of exhaust fan



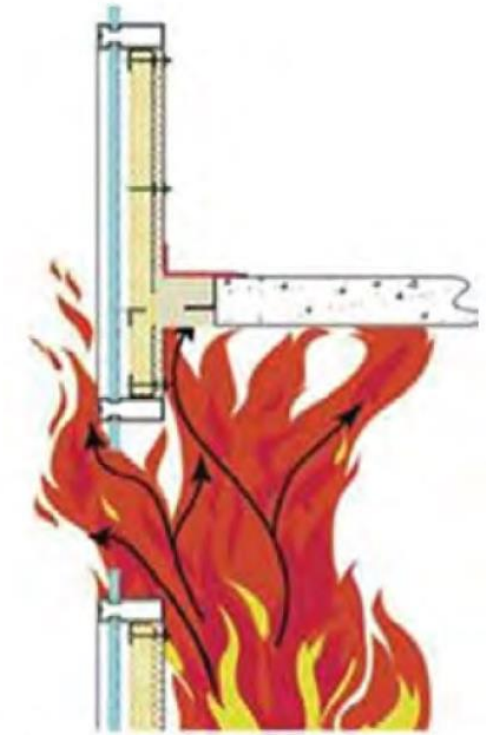
■ 非緊急設施圍封物



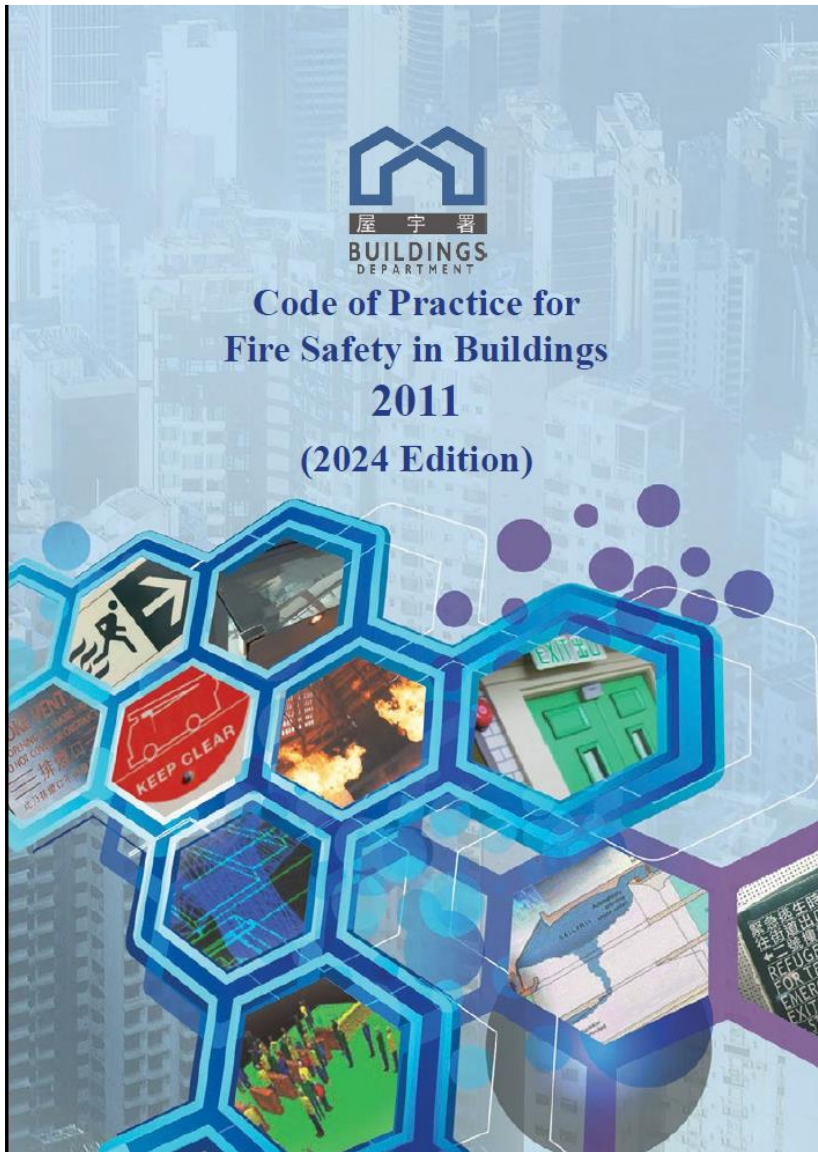
## Fire Spread in Curtain Wall



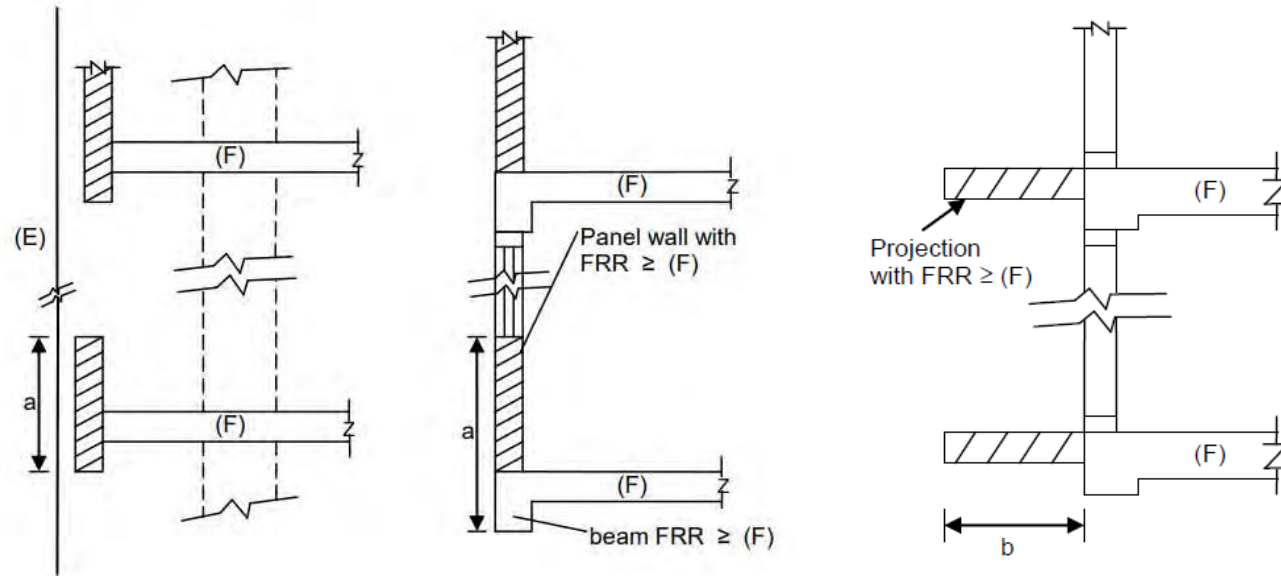
*Unprotected Perimeter Joint*



*Perimeter Fire Containment Joint*



**Diagram C7: Protection against Spread of Fire by Spandrels (see Clause C11.1)**



(F)

FRR of Intervening floor



Spandrel having FRR  $\geq$  that of (F)

$a \geq 900$  mm  
 $b \geq 500$  mm

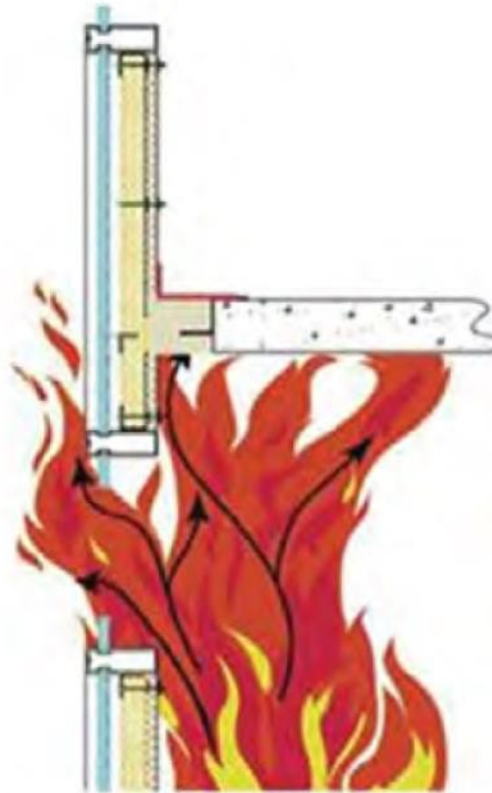
(E)

External wall (e.g. curtain wall) with no FRR or FRR  $<$  that of (F)

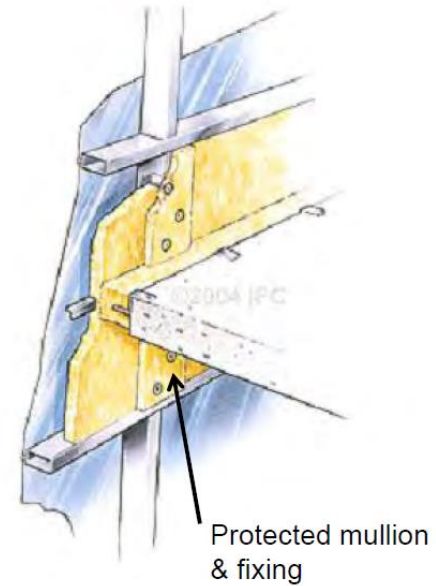
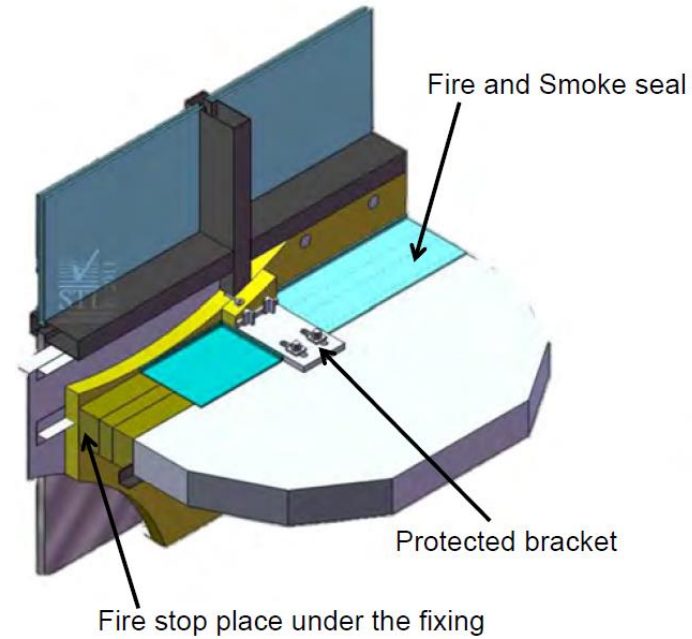
# Fire Spread in Curtain Wall



Unprotected Perimeter Joint

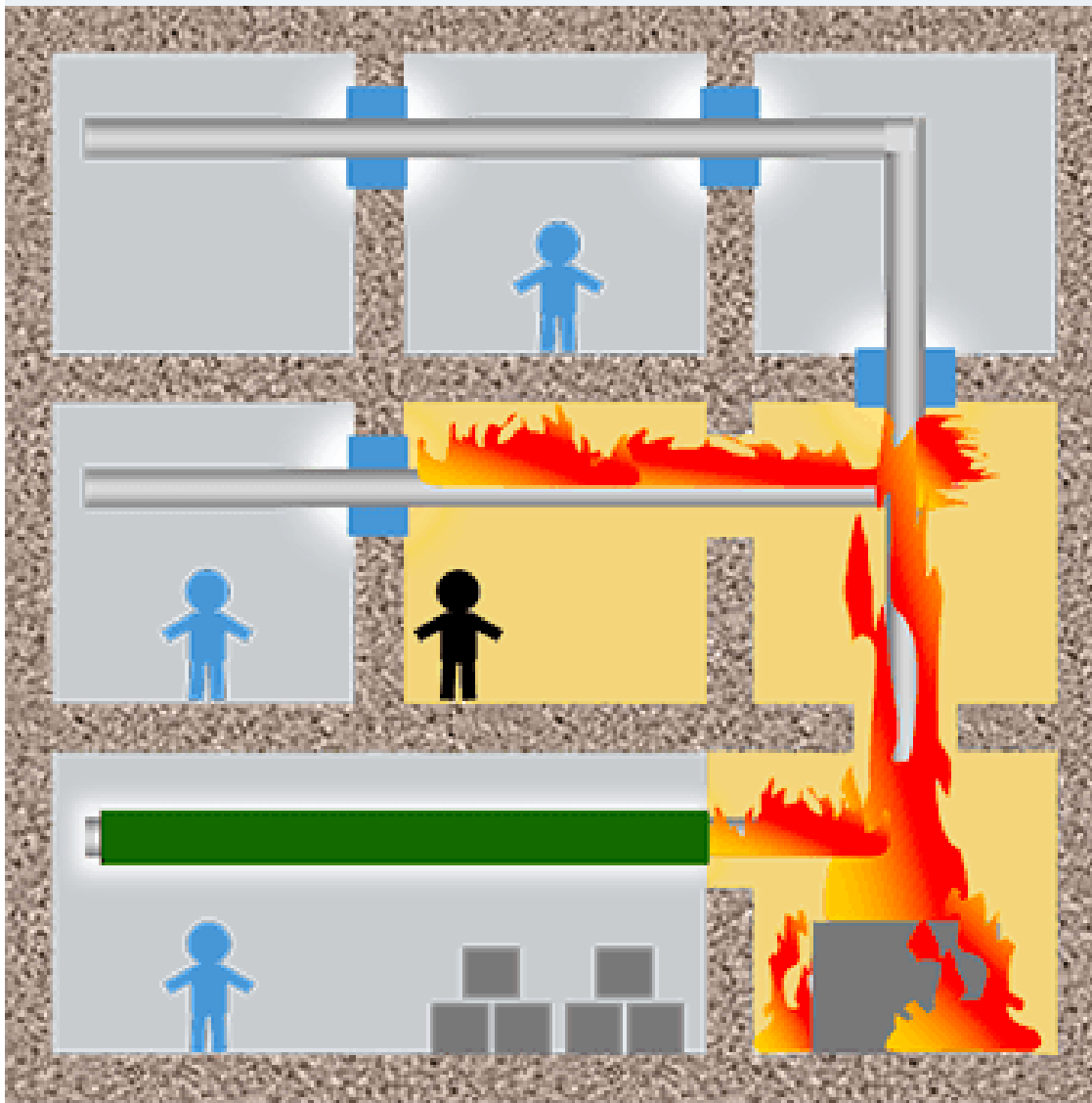


Perimeter Fire Containment Joint



Reference to HKIE technical talk

20210302 HKIE Innovative Design in Passive Fire Products



- Fire spreads to upper floors to the next room through flammable materials.
- Partition the building into sections with fire rated walls, doors and floors.
- Block through penetrations by fire protection materials.

- Performance Requirement



Mineral wool - Wikipedia  
en.wikipedia.org



Rockwool Insulation Sheet, Roc...  
indiamart.com



ROCKWOOL  
insulation

The openings or penetrations at fire barriers should be adequately protected to maintain their level of performance in case of fire.



China 40mm 80kg/M3 Ther...  
rockwoolfactory.en.made-in-ch...



100mm Rockwool RollBatt L...  
insulationshop.co · In stock



Roxul Rockwool Insulation | ...  
ddccoolmakers.ph

- Pipes penetrations with fire protection materials



# 刑罰

## 消防安全指示

- (8) 擁有人或佔用人無合理辯解而沒有遵從消防安全指示，即屬犯罪，一經定罪，可處第6級罰款，並可就該指示持續未獲遵從的每日(不足一日亦作一日計算)另處罰款\$10,000。(由2024年第32號第5條修訂)

## 符合消防安全令

- (8) 擁有人或佔用人沒有遵從符合消防安全令，即屬犯罪，一經定罪，可處罰款\$200,000，並可就該命令持續未獲遵從的每日(不足一日亦作一日計算)另處罰款\$20,000。(由2024年第32號第7條修訂)

## 禁止令

9. 與違反禁止令有關的罪行
- (1) 任何人無合理辯解而違反第8(1)(a)(i)條，即屬犯罪，一經定罪，可處罰款\$250,000及監禁3年，並可就該項違反持續的每日(不足一日亦作一日計算)另處罰款\$25,000。
  - (2) 任何人無合理辯解而違反第8(1)(b)條，即屬犯罪，一經定罪，可處第4級罰款及監禁6個月。




# 符合消防安全令和禁止令可於土地註冊處註冊

執行當局可將符合消防安全令和禁止令，以註冊摘要的方式於土地註冊處註冊



讓市民(包括工廈單位的準買家)加倍留意任何未履行的法律責任

# Fire Safety Direction Real Case example.

  
Fire Safety (Buildings) Ordinance (Chapter 572)  
(Section 5)  
Fire Safety Direction

Our Ref. No. : [REDACTED]  
Direction No. : [REDACTED]

To [REDACTED]

1. TAKE NOTICE that the building at [REDACTED]  
[REDACTED]  
is a composite building within the meaning of Section 3(1) of the Fire Safety (Buildings) Ordinance (the Ordinance). Pursuant to Section 5(2)(a)(i) of the Ordinance, the Director of Fire Services hereby direct you, as the owner of [REDACTED]  
[REDACTED]  
Kowloon


[REDACTED], to provide or improve therein the fire service installations and equipment specified in the attached BU/102 before 31.8.2021.

2. If you, without reasonable excuse, fail to comply with the requirements of this Direction, you are liable to prosecution for an offence under Section 5(8) of the Ordinance. Upon conviction, a court may impose a fine at level 4 and to a further fine of \$2,500 for each day or part of a day during which the failure continues after the expiry of the period specified in this Direction. Upon conviction, an application may also be made to a court for a Fire Safety Compliance Order against you under Section 6(1) of the Ordinance directing you to comply with the requirements of this Direction.

3. A default in complying with the requirements of this Direction may also result in the imposition of a Prohibition Order by the District Court under Section 7(7) of the Ordinance prohibiting the occupation of the said composite building or part thereof.

Important Note: The same Fire Service Installations & Equipment requirements have been served to all other owners of the building for compliance in relation to the common parts of the building.

Dated this 31<sup>st</sup> day of August 2020

  
(SZE Man-yuk)  
for Director of Fire Services

BU/Dn/102m

屋宇署

消防安全(建築物)條例 (第 572 章)

(第 5 條)

消防安全指示

指示編號 : BD/FS/TCB1/XXXX/20  
本署檔號 : BDFS7XXXX/XX/TCB1/05/F02

致 XX 大廈業主立案法團 / XX 大廈所有業主 / 陳大文

1. 現特通知，鑑於坐落在 九龍旺角彌敦道 XXX - XXX 號的建築物，為《消防安全(建築物)條例》(以下簡稱「條例」)第 3(1) 條所指的綜合用途建築物。因此屋宇署署長現按照「條例」第 5(2)(a)(ii) 條向你發出指示，你身為 九龍旺角彌敦道 XXX - XXX 號地下至天台公用地方的擁有人，必須在該建築物內遵從附件所指的消防安全建造規定。而你亦必須在二零二一年八月八日之前遵從本指示。

2. 如你無合理辯解而沒有遵從本指示的規定，你可被控違反「條例」第 5(8) 條。一經定罪，法院可判處第 4 級罰款，並可就本指示持續未獲遵從的每日(不足一日亦作一日計算)另處罰款 \$2,500。一經定罪，本署亦可根據「條例」第 6(1) 條向法院申請發出符合消防安全令，指示你遵從本指示的規定。

3. 若不遵從本指示的任何規定，區域法院亦有可能根據「條例」第 7(7) 條發出禁止令，禁止佔用上述綜合用途建築物或該建築物的有關部分。

屋宇署署長

(高級屋宇測量師/防火規格 6 XXX

代行)

日期 : 二零二零年八月八日

## Fire Safety Direction

1. Existing sprinkler Improvement – App A.
2. Existing Fire Hydrant/Hose Reel improvement – App B.
3. Manual fire alarm call point near hose reel
4. Emergency Lighting.

BI/102



### Fire Safety (Buildings) Ordinance (Chapter 572) 消防安全(建築物)條例 (第572章)

#### Fire Service Installations and Equipment Requirements for Parts intended for Non-domestic Purposes of Composite Buildings 綜合用途建築物擬用作非住用用途部分的消防裝置及設備規定

1. The existing sprinkler system in the building shall be improved as per items listed in appendix (a).  
須依照附錄(a)所列項目改善建築物現有的花灑系統。
2. The existing fire hydrant/hose reel system in the building shall be improved as per items listed in appendix (b).  
須依照附錄(b)所列項目改善建築物現有的消防栓/喉轆系統。
3. A manual fire alarm system in accordance with paragraphs 5.11 and 5.14(i)(b) of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 version shall be provided for the building. Where the building is provided with a caretaker's or management office, the control panel and one manual fire alarm call point shall be provided therein. Actuation of any of the manual fire alarm call points shall also operate the fire pump of the hose reel system for the building.

建築物須設置符合《1994年版最低限度之消防裝置及設備守則》第5.11段及5.14(i)(b)段規定的手控火警警報系統，並在建築物內每個喉轆附近裝設一個手動火警鐘掣。建築物如設有管理員室或管理處，須於該處裝設控制錶板及一個手動火警鐘掣。按動該建築物的任何一個手動火警鐘掣，須能夠同時啟動喉轆系統的消防泵。

4. Unless already installed as part of the building's fire protection system, an emergency lighting system in accordance with para. 5.9 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 version shall be installed within the common areas of non-domestic parts of building so as to facilitate the evacuation of occupants of the building in the event of a power failure.

除非已安裝應急照明系統作為建築物內防火系統的一部份，否則須在建築物非住用部分的公用範圍內安裝符合「最低限度之消防裝置及設備守則-1994版」第5.9段規定的應急照明系統，以便電力供應停頓時利便疏散建築物的佔用者。



# Fire Safety Direction

## 5. FS 251

BI/102

5. The above item(s) shall be carried out by a registered Fire Service Installation contractor and a copy of 'Certificate of Fire Service Installations and Equipment' (Form FS 251) shall be submitted to the Building Improvement Division 2 of Fire Safety Command upon completion.

上述各項工程必須由註冊消防裝置承辦商進行，並在工程完成後向消防安全總區樓宇改善課2呈交「消防裝置及設備證書」(消防表格251) 副本一份。

-End-

**FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS**  
消防處 (裝置及設備) 規例

A 82-12

**CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT**  
消防裝置及設備證書

Name of Client: [Redacted]  
 Name of Building: [Redacted]  
 Street No./Town Lot: [Redacted] Street/Head/Street Name: [Redacted]  
 Block: [Redacted] District: [Redacted] Sub-District: [Redacted] HK: [Redacted] V: [Redacted] NT: [Redacted]

Type of Building:  Industrial  Commercial  Residential  Other

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

Code No. (1-35)	Type of FSI (裝置類型)	Location(s) (位置)	Compliance Condition (狀況評述)	Completion Date (完成日期) (DDMMYY)	Next Due Date (下次到期日) (DDMMYY)
28	花灑系統	全幢	符合消防處規定	27/3/2020	26/3/2021
16	消防栓/喉嚨系統	全幢	符合消防處規定	27/3/2020	26/3/2021
13	火警警報系統	全幢	符合消防處規定	27/3/2020	26/3/2021
12	出口指示牌	全幢	符合消防處規定	27/3/2020	26/3/2021
11	應急照明系統	全幢	符合消防處規定	27/3/2020	26/3/2021

**Part 2** 第二部 Installation / Modification / Repair / Inspection work 裝置/改装/修理/檢查工作

Code No. (41-55)	Type of FSI (裝置類型)	Location(s) (位置)	Nature of Work Carried out (完成之工作內容)	Comment on Condition (狀況評述)	Completion Date (完成日期) (DDMMYY)
			NIL		

**Part 3** 第三部 Defects 損壞事項

Code No. (1-35)	Type of FSI (裝置類型)	Location(s) (位置)	Outstanding Defects (未修缺點)	Comment on Defects (缺點評述)
13	火警警報系統	G/F連各舖位 (1號, 2號, 3號A-D, 4號, 5號, 6號, 7號, 8號, 9號, 10號A-D, 11號, 12號)	掣手線路故障	需重新造

This certificate shall not be used to certify compliance with the Regulations unless the holder has been notified by the Fire Service Department that the installation and equipment concerned comply with the Regulations. The holder shall be responsible for ensuring that the installation and equipment concerned comply with the Regulations.

Authorised Signature: [Redacted]  
 Date: 27/3/2020

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**  
 The certificate should be placed at prominent location within the building for the Fire Service Department to inspect.

Code No. (1-35)	Type of FSI (裝置類型)	Location(s) (位置)	Comment on Condition (狀況評述)	Completion Date (完成日期) (DDMMYY)	Next Due Date (下次到期日) (DDMMYY)
28	花灑系統	全幢	符合消防處規定	27/3/2020	26/3/2021
16	消防栓/喉嚨系統	全幢	符合消防處規定	27/3/2020	26/3/2021
13	火警警報系統	全幢	符合消防處規定	27/3/2020	26/3/2021
12	出口指示牌	全幢	符合消防處規定	27/3/2020	26/3/2021
11	應急照明系統	全幢	符合消防處規定	27/3/2020	26/3/2021

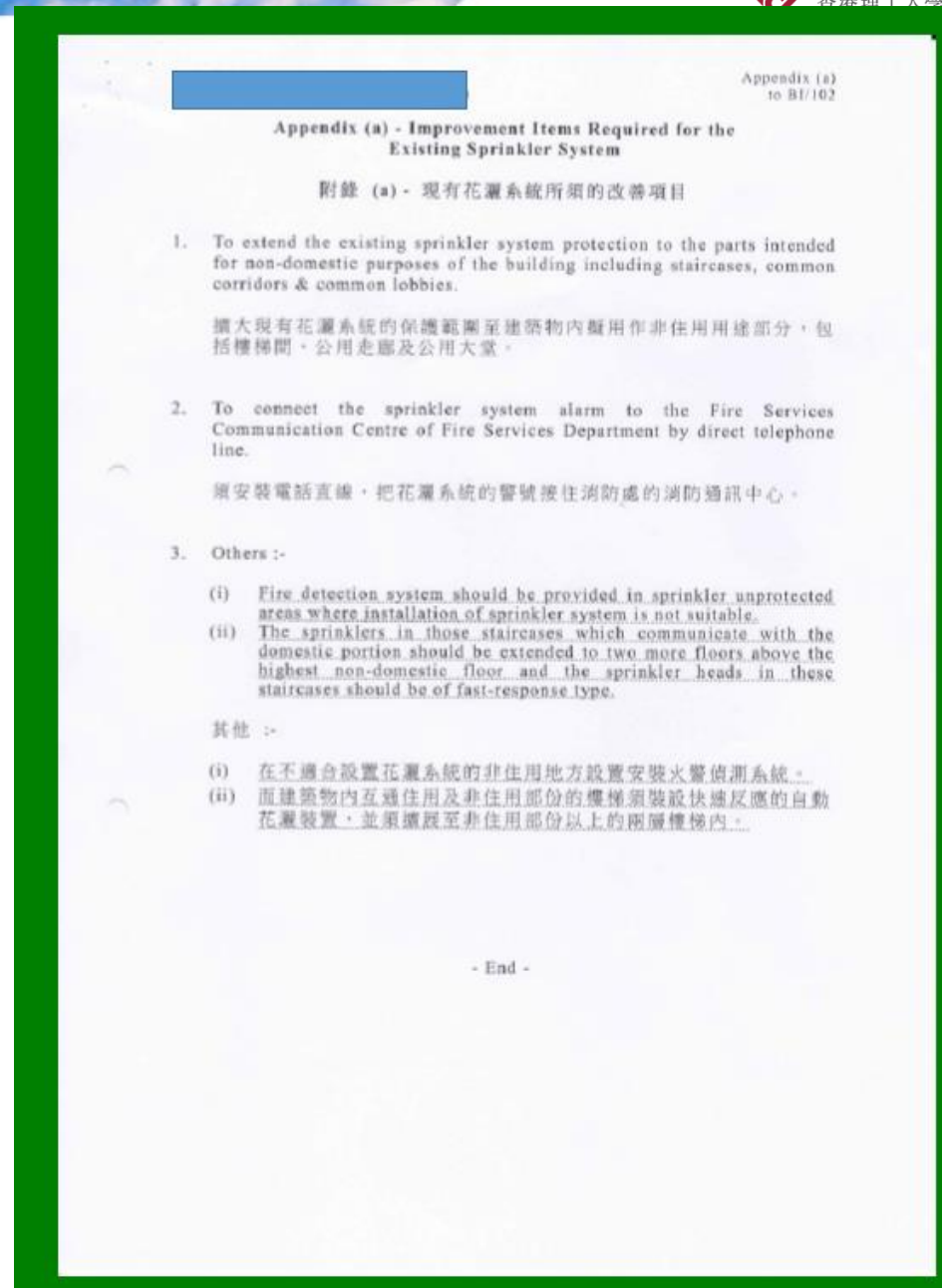
Code No. (41-55)	Type of FSI (裝置類型)	Location(s) (位置)	Nature of Work Carried out (完成之工作內容)	Comment on Condition (狀況評述)	Completion Date (完成日期) (DDMMYY)
			NIL		

Code No. (1-35)	Type of FSI (裝置類型)	Location(s) (位置)	Outstanding Defects (未修缺點)	Comment on Defects (缺點評述)
13	火警警報系統	G/F連各舖位 (1號, 2號, 3號A-D, 4號, 5號, 6號, 7號, 8號, 9號, 10號A-D, 11號, 12號)	掣手線路故障	需重新造

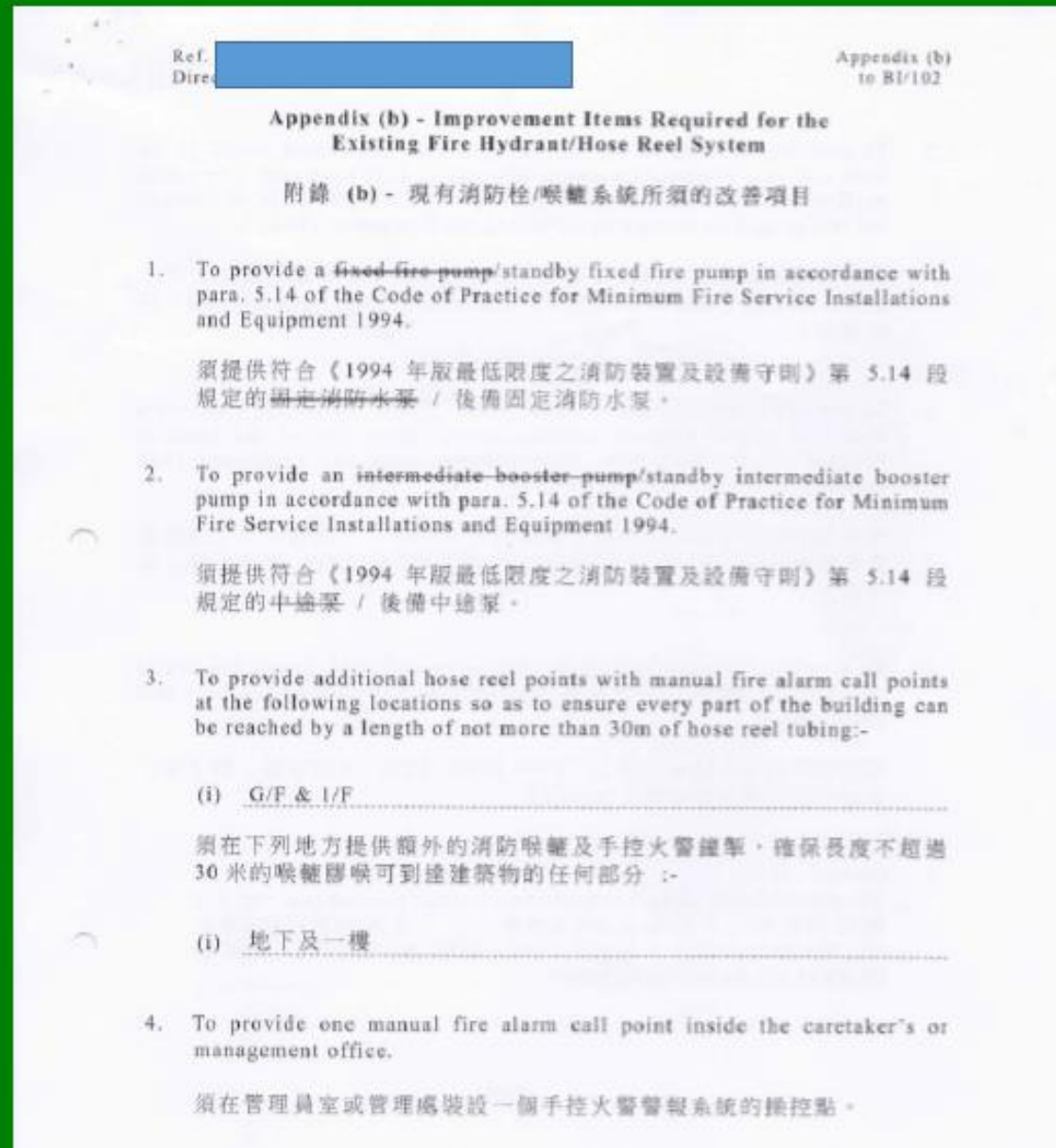
## Fire Safety Direction (App A)

1. Extend existing sprinkler system.
2. Connect to FSCC by direct telephone link.
3. Others
  - Fire detection system.
  - 2 more floors above the non domestic floor inside the staircases.



## Fire Safety Direction (App B)

1. Standby fire pump.
2. Standby booster pump.
3. Additional hose reel with manual fire alarm call points.
4. One manual fire alarm call point inside caretaker's room



## Fire Safety Direction (App B)

5. Hose Reel operation instruction.
6. Label of "Fire Hose Reel".
7. Hose Reel operation instruction outer surface of cabinet door.
8. Others.

Appendix (b)  
to B1/102

5. To provide and affix to the wall an operation instruction notice of the hose reel in a prominent position adjacent to each hose reel. The notice shall be provided in accordance with para. 5.14 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994.

須在每個消防喉轆吐鄰牆上當眼處貼上使用該消防喉轆方法的告示。該告示須符合《1994年版最低限度之消防裝置及設備守則》第 5.14 段的規定。

6. To provide indication plate "FIRE HOSE REEL" (消防喉轆) on every hose reel cabinet door in accordance with para. 5.14 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 version.

須在每個消防喉轆箱的門扇上提供符合《1994年版最低限度之消防裝置及設備守則》第 5.14 段規定的「FIRE HOSE REEL 消防喉轆」指示牌。

7. To provide operation instruction notice immediately below the words "FIRE HOSE REEL" (消防喉轆) on the outer surface of every hose reel cabinet door.

須在每個消防喉轆箱門扇上「FIRE HOSE REEL 消防喉轆」的字樣下面提供使用該消防喉轆方法的告示。


8. Others / 其他:-

The existing individual FS installation for individual premises (i.e. "地下 2 層有限公司" shall be integrated into the building FS system.

-End-

## Fire Safety Direction

1. Fail to comply, a fine at level 6 and a further fine of **\$10,000/day**.
2. Prohibition Order **prohibiting the occupation**.

  
**Fire Safety (Buildings) Ordinance (Chapter 572)**  
**(Section 5)**  
**Fire Safety Direction**

Our Ref. No. [REDACTED]  
Direction No. [REDACTED]

To [REDACTED]

1. TAKE NOTICE that the building at [REDACTED]  
[REDACTED]  
[REDACTED] is a composite building within the meaning of Section 3(1) of the Fire Safety (Buildings) Ordinance (the Ordinance). Pursuant to Section 5(3) of the Ordinance, the Director of Fire Services hereby direct you, as the occupier of [REDACTED]  
[REDACTED]  
Kowloon

[REDACTED], to provide or improve therein the fire service installations and equipment specified in the attached BI/104 before 3.3.2021. ← **03.03.2021**

2. If you, without reasonable excuse, fail to comply with the requirements of this Direction, you are liable to prosecution for an offence under Section 5(8) of the Ordinance. Upon conviction, a court may impose a fine at level 4 and to a further fine of \$2,500 for each day or part of a day during which the failure continues after the expiry of the period specified in this Direction. Upon conviction, an application may also be made to a court for a Fire Safety Compliance Order against you under Section 6(1) of the Ordinance directing you to comply with the requirements of this Direction.

3. A default in complying with the requirements of this Direction may also risk the imposition of a Prohibition Order by the District Court under Section 7(7) of the Ordinance prohibiting the occupation of the said composite building or part thereof.


Dated this 31<sup>st</sup> day of August 2020

(SZE Man-yuk)  
for Director of Fire Services

# Fire Safety Direction

1. Emergency Lighting.
2. FS 251

Ref: (61) [Redacted]  
Direction [Redacted]



**Fire Safety (Buildings) Ordinance (Chapter 572)**  
消防安全(建築物)條例 (第572章)

**Fire Service Installations and Equipment Requirements**  
for  
**Occupied Areas of Parts Intended for Non-domestic Purposes of Composite Buildings**

綜合用途建築物擬用作非住用用途部分的佔用範圍的消防裝置及設備規定

1. Unless already installed as part of the building's fire protection system, an emergency lighting system in accordance with paragraph 5.9 of the Code of Practice for Minimum Fire Service Installations and Equipment 1994 shall be installed within the occupied area located within the non-domestic parts of the building so as to facilitate the evacuation of the area in the event of a power failure.  
  
建築物內非住用部分的佔用範圍內，除非已安裝緊急照明系統作為建築物防火系統的一部分，否則須安裝符合《1994年版最低限度之消防裝置及設備守則》第5.9段規定的緊急照明系統，以便電力供應停頓時利便該範圍內的疏散工作。
2. The above item(s) shall be carried out by a registered Fire Service Installation contractor and a copy of 'Certificate of Fire Service Installations and Equipment' (Form FS 251) shall be submitted to the Building Improvement Division 2 of Fire Safety Command upon completion.  
  
上述各項工程必須由註冊消防裝置承辦商進行，並在工程完成後向消防安全總區樓宇改善課2呈交「消防裝置及設備證書」(消防表格251) 副本一份。

-End-



Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
11	Emergency Lighting x 13nos.	[Redacted]	Conforms with FSD requirements	16/12/2021	15/12/2022



YOUR REF 來函編號：  
OUR REF 本署編號：  
FAX 圖文傳真：  
TEL 電話：  
WEBSITE 網站：  
www.bd.gov.hk

先生/女士：

消防安全指示編號：

本署曾於 2013 年 3 月 8 日發出 消防安全指示，指示你最遲須於 2014 年 3 月 8 日完成上述綜合用途樓宇公用部分的某些工程。根據記錄，你仍未通知本署已完成指定的工程。

由於你未能完成指定的工程，又無合理辯解，本署現正考慮就你未有遵從指示提出檢控<sup>(附註 1)</sup>。如被檢控，你必須親自到法庭出席聆訊，一經定罪，最高可被罰款 25,000 元，並在你不遵從指示期間，每天另處罰款 2,500 元。請注意，近期逾百分之九十九有關此罪行的檢控個案均被法庭定罪，當中有個案業主被判處罰款高達約 48,000 元。

請立即採取行動，遵從上述指示的規定，並於工程完成後通知本署及提交所用防火物料的耐火時效證明文件。你可掃描以下二維碼瀏覽遵從指示的相關資訊<sup>4</sup>。

如有疑問，請致電 3755 3351 與高級測量主任/防火規格 20 葉家威先生或 3755 3328 與屋宇測量師/防火規格 20 或電郵至 enquiry@bd.gov.hk 與本署聯絡。如你已完成指定的工程，無須理會以上內容，並聯繫本署人員進行視察，以確定上述指示是否已獲遵辦。

2024年 4月 1 日

屋宇署署長  
(屋宇測量師/防火規格 20 戚翼如先生代行)  
(此乃電腦編印之有效文件，無需簽署)

【附註】

1. 屬《消防安全(建築物)條例》第 5(8)條的罪行及罰則。

<sup>4</sup> 可於本署防火規格組的收發處(香港九龍旺角彌敦道 750 號地創中心 14 樓)索取。

如有查詢或郵遞信件，請親往寄回：  
屋宇署/防火規格組(商住建築物小組)  
香港九龍旺角彌敦道 750 號地創中心 14 樓

FS-SL20D (Rev. 3/2023)

九龍油蔴地海庭道 11 號西九龍政府合署北座樓宇署總部  
Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hei Ting Road, Yau Ma Tei, Kowloon



附件  
Annex

Direction No.:  
指示編號：  
Our Ref. No.:  
本署編號：

(a) Provide enclosures to non-emergency services such as electric cables and meters, except for emergency services such as fire hydrants, sprinkler systems, emergency lights and exit signs in the escape staircase from G/F to 2/F. Such enclosures should have a fire resistance period (FRP) of not less than one hour, with regard to both integrity and insulation, and should not reduce the minimum width and 2 m clear headroom of the staircase/exit route. Access panels to such enclosures should have an FRP, with regard to integrity, of not less than half that of the enclosures or one hour, whichever is the less, and, with regard to insulation, of not less than half an hour. For enclosures housing or affecting electric cables and meters, your attention is drawn to item (1) of the attached Notes. Such enclosures should comply with the Electricity Ordinance and the Power Company's Supply Rules. If necessary, please consult the relevant power company for advice.

須把地下至 2 字樓逃生樓梯內的非緊急設備如電線、電量計等圍封。緊急設備如消防栓、自動噴灑系統、緊急照明及出口標誌除外。就圍封物料的完整性及隔熱效能而言，須具有不少於 1 小時耐火時效，並且不可減少逃生樓梯/逃生通道的最小闊度及兩米無阻高度。圍封裝置的檢修門須具有不少於圍封裝置的一半或 1 小時的耐火時效(以較少者為準)，並同時具備不少於半小時的隔熱效能。請留意夾附註釋第(1)項，備有或影響電線、電量計等設備的圍封裝置必須符合《電力條例》及有關電力公司《供電規則》的要求。如有查詢，請聯絡有關電力公司。

(b) Provision of fixed lights having a fire resistance period of not less than half an hour to the windows of the escape staircase from Cockloft to 1/F.

在閣樓至 1 字樓逃生樓梯內的窗上，安裝具有不少於半小時耐火時效的固定窗。

(c) Provide fixed light having an FRP not less than half an hour to seal up the staircase top vent on 2/F of the escape staircase. Re-provide the staircase top vent to another location complying the requirement as stipulated under paragraph 11.7 of the "Code of Practice for Fire Resisting Construction 1996". Your attention is drawn to item (8) of the attached Notes.

於 2 字樓逃生樓梯內安裝具有不少於半小時耐火時效的固定窗用以填封樓梯的通風口。並在另一個位置重置一符合《1996 年耐火結構守則》第 11.7 段的規定的樓梯最高點通風口，並請留意夾附註釋第(8)項。

(d) Removal of the metal gate at the main entrance of the building on G/F.

拆除於地下大廈入口之鐵閘。

The attached Notes would facilitate your compliance with this Direction.  
為利便你遵從此指示，請留意夾附的註釋。

附件  
Annex

Direction No.: [Redacted]  
指示編號: [Redacted]  
Our Ref. No.: [Redacted]  
本署編號: [Redacted]

(a) Provide enclosures to non-emergency services such as electric cables and meters, except for emergency services such as fire hydrants, sprinkler systems, emergency lights and exit signs in the escape staircase from G/F to 2/F. Such enclosures should have a fire resistance period (FRP) of not less than one hour, with regard to both integrity and insulation, and should not reduce the minimum width and 2 m clear headroom of the staircase/exit route. Access panels to such enclosures should have an FRP, with regard to integrity, of not less than half that of the enclosures or one hour, whichever is the less, and, with regard to insulation, of not less than half an hour. For enclosures housing or affecting electric cables and meters, your attention is drawn to item (1) of the attached Notes. Such enclosures should comply with the Electricity Ordinance and the Power Company's Supply Rules. If necessary, please consult the relevant power company for advice.



非緊急設施圍封物

(b) Provision of fixed lights having a fire resistance period of not less than half an hour to the windows of the escape staircase from Cockloft to 1/F.  
在閣樓至 1 字樓逃生樓梯內的窗上，安裝具有不少於半小時耐火時效的固定窗。



Fixed Light

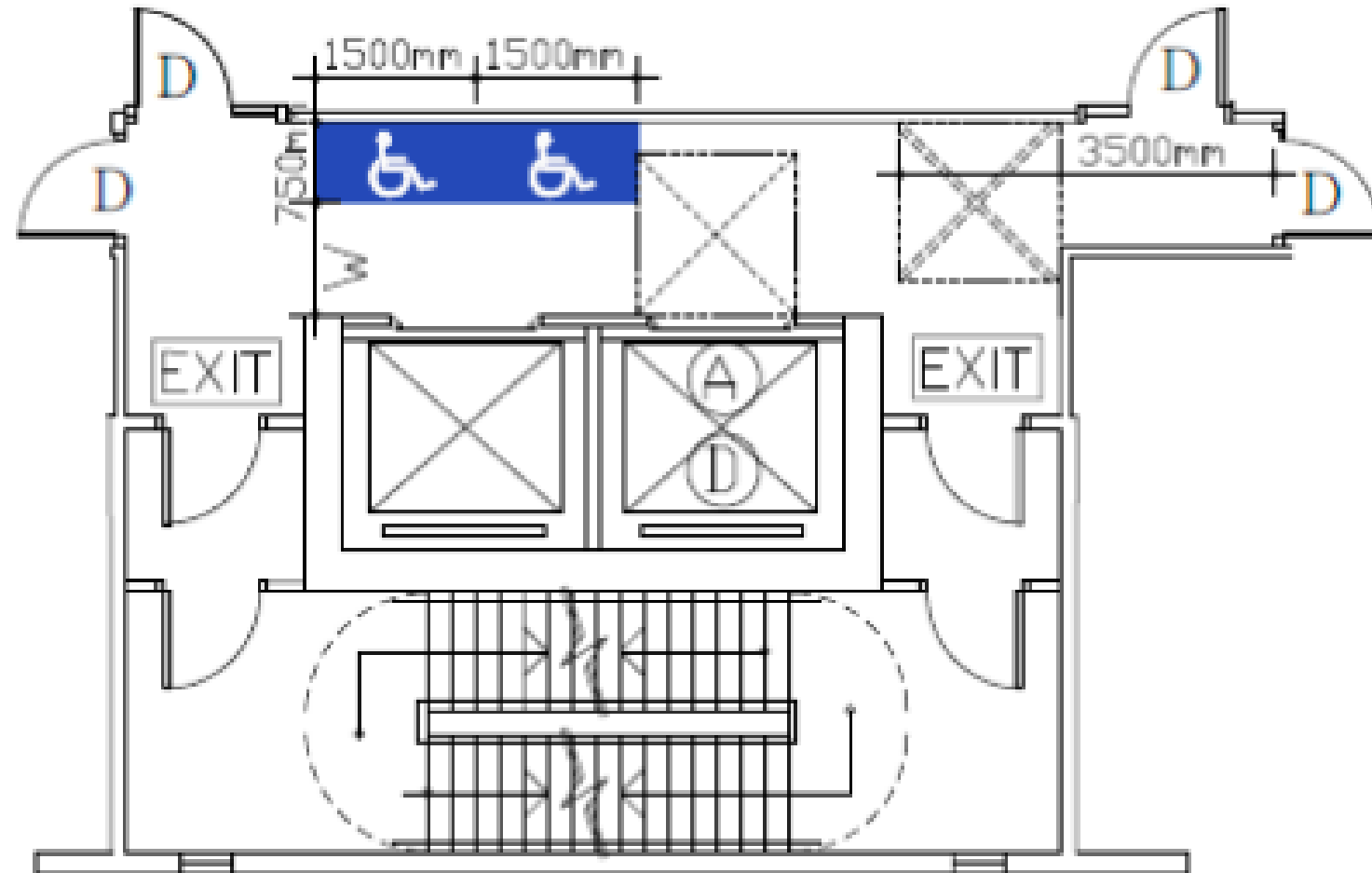
(c) Provide fixed light having an FRP not less than half an hour to seal up the staircase top vent on 2/F of the escape staircase. Re-provide the staircase top vent to another location complying with the requirement as stipulated under paragraph 11.7 of the "Code of Practice for Fire Resisting Construction 1996". Your attention is drawn to item (8) of the attached Notes.  
於 2 字樓逃生樓梯內安裝具有不少於半小時耐火時效的固定窗用以填封樓梯的通風口。並在另一個位置重設一符合《1996 年耐火結構守則》第 11.7 段的規定的樓梯最高點通風口。並請留意夾附註釋第(8)項。



Metal gate obstructing the means of escape

The attached Notes would facilitate your compliance with this Direction.  
為利便你遵從此指示，請留意夾附的註釋。

## Example (b): temporary refuge spaces in fireman's lift lobby



# Refuge floors

Provide for all buildings exceeding 25 storeys in height above the lowest ground storey, at not more than 20 storeys and 25 storeys respectively for the buildings in Use Classification 6 and in other Use Classification.

- Refuge floors** serves the purposes of
- An area for evacuees to have a rest.
  - To station the disabilities and or injured evacuees.
  - A fire fighting base or command post for rescue team.



Under Cap 95B that the owner has the responsibility to maintain the FSI in efficient working order and employ RFSIC to check annually.

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Quick Search Enter Cap. No. or Cap. Title Section/Rule No. Enter keyword(s) Option

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**Cap. 95B Fire Service (Installations and Equipment) Regulations**

Timeline

Point in Time: 01/09/2021\* Go

Show Whole Document

- Empowering Section
- 1. Citation
- 2. Interpretation
- 3. Approval of portable equipment
- 4. List to be kept of approved portable equipment
- 5. Prohibition on sale of certain portable equipment
- 6. Installation of fire service installations of equipment
- 7. Maintenance or repair of fire service installations or equipment
- 8. Duty of owners of fire service installations or

**7. Maintenance or repair of fire service installations or equipment**

(1) No person other than a registered contractor shall maintain, inspect or repair any fire service installation or equipment which is installed in any premises. (*L.N. 269 of 1978; L.N. 73 of 2021*)

(2) Paragraph (1) does not apply to any portable equipment or stand-alone fire detector that is not required by or pursuant to law to be installed in any premises. (*L.N. 73 of 2021*)

**8. Duty of owners of fire service installations or equipment**

(1) The owner of any fire service installation or equipment which is installed in any premises shall— (*L.N. 73 of 2021*)

(a) keep such fire service installation or equipment in efficient working order at all times; and

(b) have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

(2) Paragraph (1) does not apply to any stand-alone fire detector that is not required by or pursuant to law to be installed in any premises. (*L.N. 73 of 2021*)

# Fire safety is everyone's responsibility





THE END  
and  
THANK YOU

# Back draught Ventilation controlled fire



