



Buildings Department—
Fire Safety Section

Fire Safety (Buildings) Ordinance Cap.572, Laws of Hong Kong

Fire Safety (Buildings) Ordinance

- Director of Buildings: Enforce fire safety measures in relation to the planning, design and construction of buildings.
- Purpose: Provide better protection from the risk of fire for occupants and users of, and visitors to, certain kinds of composite buildings and domestic buildings
- Applicable Area: Composite buildings or domestic buildings which were constructed on or before 1.3.1987 or with the plans of the building works first submitted for approval on or before 1.3.1987.
- Effective Date: 1.7.2007
- The detailed requirements for the fire safety construction are set out in the following schedules of Fire Safety (Buildings) Ordinance:
 - Schedule 1 : Composite Buildings in respect of parts intended for “**Non-Domestic Purposes**”, and
 - Schedule 2 : Domestic Buildings and Composite Building in respect of parts intended for “**Domestic Purposes**”



Domestic
part

Non-
domestic
part



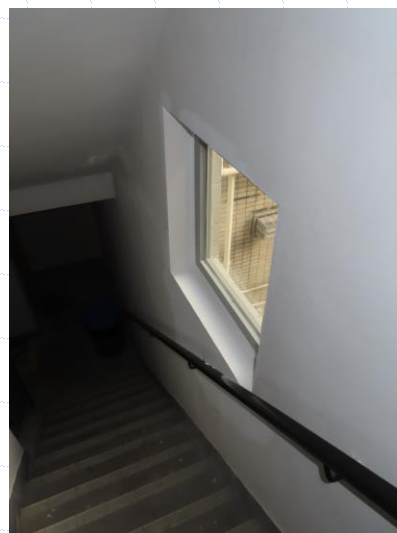
Fire Safety (Buildings) Ordinance

- Amendment Ordinance Effective Date: 13.12.2024
- If property have fire safety direction or fire safety compliance order in force
 - ➡ Change of ownership
 - ➡ New owner must notify the Director of Buildings & Director of Fire Services in writing within **3 months** after the date on completion of property transaction
 - If **NOT COMPLY**
 - ➡ Liable on conviction to a max. fine **\$10,000**
- Increase the penalties for non-compliance with fire safety direction or fire safety compliance order

Non-compliance	Max. Principal Fine		Max. Daily Fine	
	Previous	Latest	Previous	Latest
Fire Safety Direction	Level 4 (\$25,000)	Level 6 (\$100,000)	\$2,500	\$10,000
Fire Safety Compliance Order	Level 5 (\$50,000)	\$200,000	\$5,000	\$20,000

Objectives of setting up the measures of fire safety construction

- To protect the staircases, exit routes and exits of buildings such that the occupants can be evacuated safely in case of fire;
- To inhibit the spread of fire and enhance the fire resistance of the buildings;
- To facilitate the firemen enter the fire scene safely and smoothly for firefighting and rescue.



Basis of the measures for fire safety construction

- Code of Practice for the Provision of Means of Escape In Case of Fire 1996
- Code of Practice for Fire Resisting Construction 1996
- Code of Practice for Means of Access for Firefighting and Rescue 1995





Content of the measures for fire safety construction

Composite Buildings in respect of parts intended for **Non-Domestic Purposes**
(Schedule 1 of the Ordinance)

1. Means of Escapes (MOE)

- Improvement of staircases in terms of their width and number;
- Protection of exit routes and staircases with separating walls of adequate fire resisting construction;
- Requirements of exit routes include:
 - i. exit arrangements in terms of exits from rooms, storeys and ground storeys
 - ii. access to staircases and the travelling distance
- Provision of fire doors

2. Fire Resisting Construction (FRC)

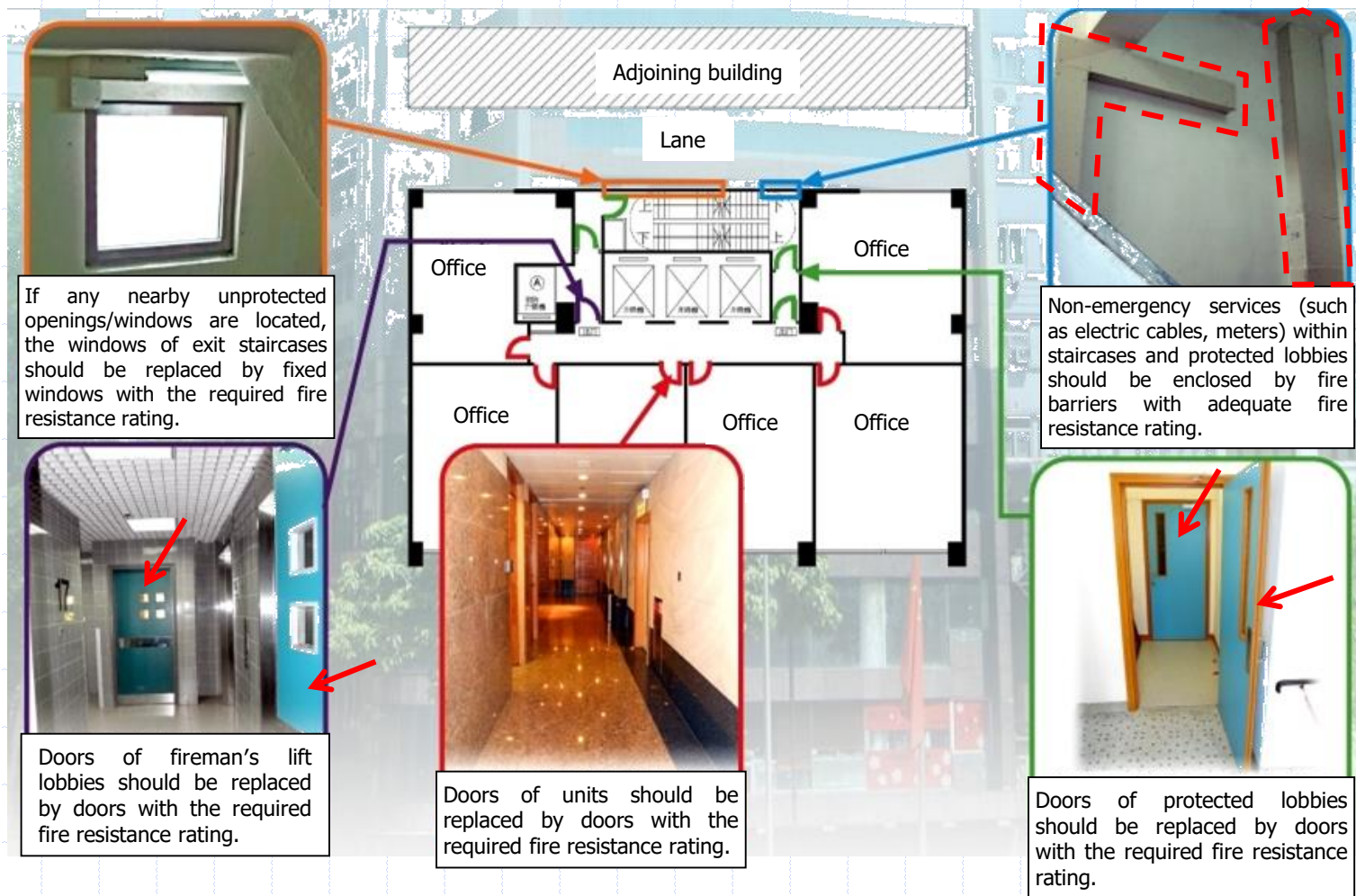
- Improvement of fire resistance of external walls and the protection of openings therein to inhibit the spread of fire to adjoining buildings;
- Provision of fire resisting separation between different parts in a building;
- Provision of smoke vents to basements

3. Means of Access (MOA)

- Improvement of at least one of the existing lifts, up to the standard of fireman's lifts; or
- Installation of a new lift, up to the standard of fireman's lifts.

Content of the measures for fire safety construction

Composite Buildings in respect of parts intended for Non-Domestic Purposes
(Schedule 1 of the Ordinance)



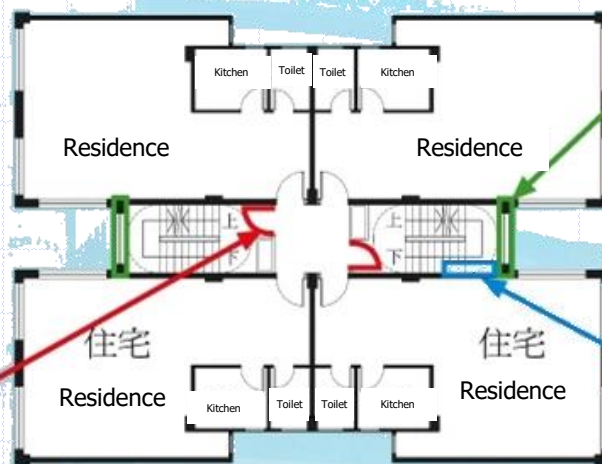
Content of the measures of fire safety construction

Domestic Buildings or Composite Buildings in respect of parts intended for Domestic Purposes (Schedule 2 of the Ordinance)

- The staircases shall be protected by separating walls of adequate fire resisting construction;
- The staircases shall be separated from the remainder of the ground storey ;
- Provision of fire doors closest to the steps of escape staircases.



Door of staircases should be replaced by door with the required fire resistance rating.



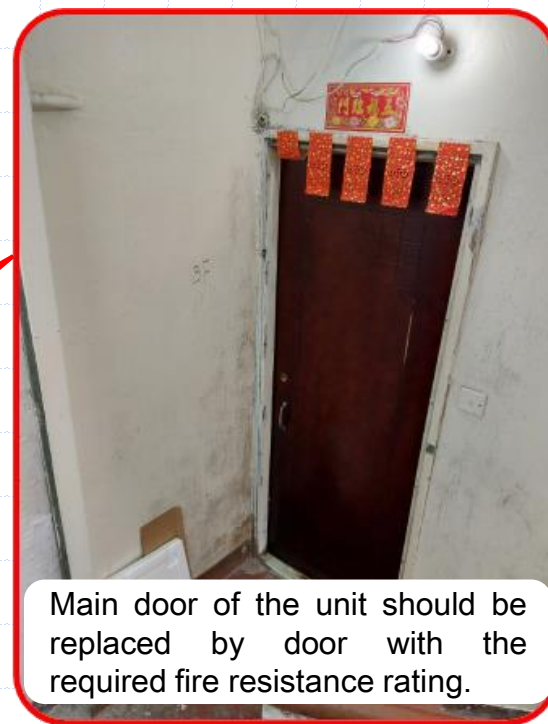
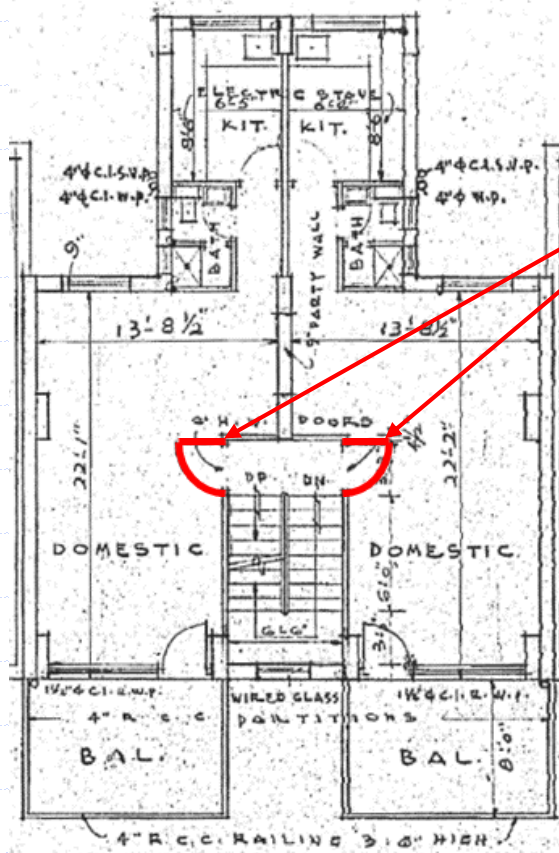
If any nearby unprotected openings/windows are located, the windows of exit staircases should be replaced by fixed windows with the required fire resistance rating.



Non-emergency services (such as electric cables, meters) within staircases should be enclosed by fire barriers with adequate fire resistance rating.

Content of the measures of fire safety construction

Domestic Buildings or Composite Buildings in respect of parts intended for Domestic Purposes (Schedule 2 of the Ordinance)



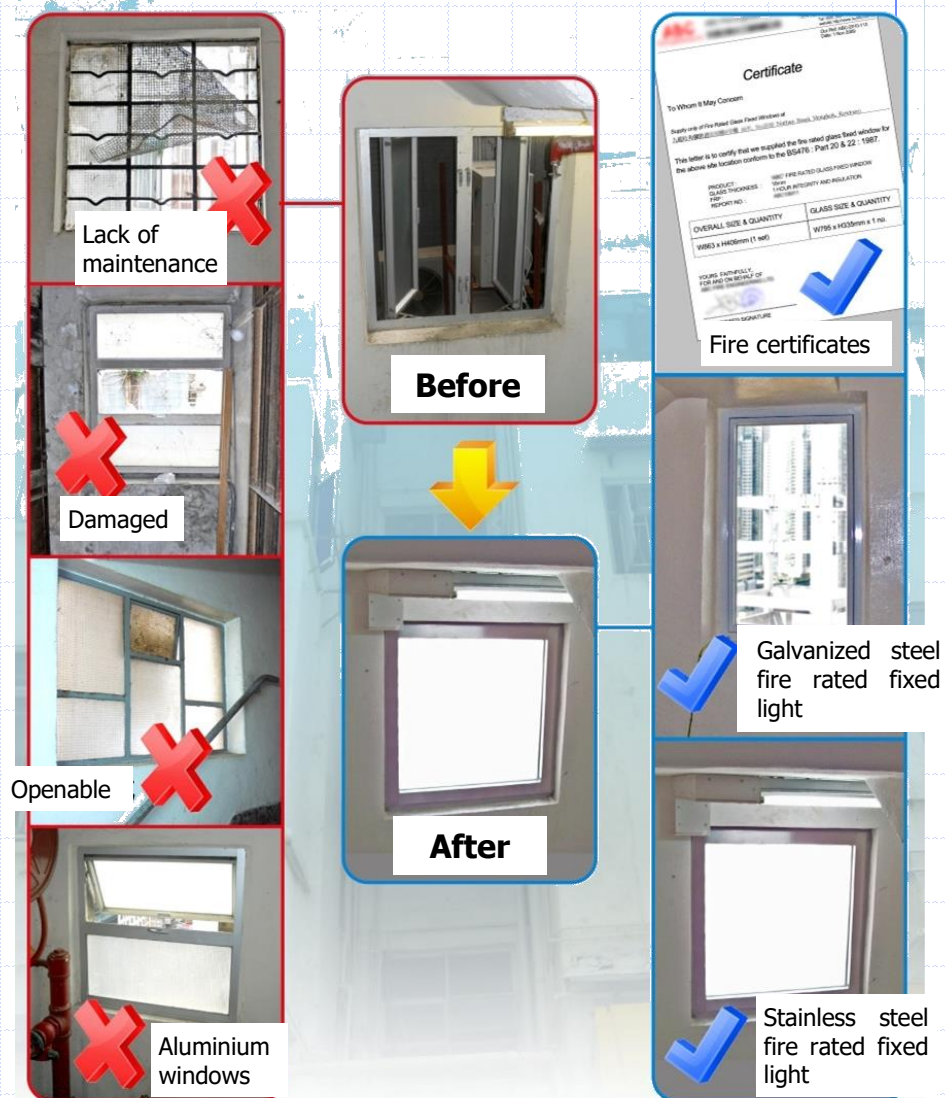
Fire rated doors

- Not be removed or seriously damaged;
- With required fire resisting rating with regard to integrity and insulation;
- With recognised and valid certificates and test reports;
- Intumescent strip should be installed;
- Stainless steel hinges should be provided;
- Self-closing devices (e.g. door closer) should be installed;
- Open from inside without use of key;
- Open in the direction of exit and do not obstruct exit route



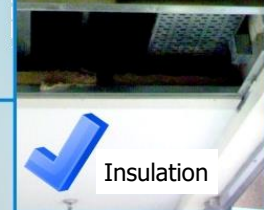
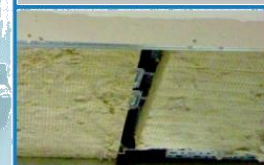
Fire rated windows of staircases

- if any nearby unprotected openings / windows are located, the windows of exit staircases should have sufficient fire resistance rating with regard to integrity and insulation;
- Should be fixed lights and not openable;
- With recognized and valid certificates and test reports;
- Do not constructed of aluminum material



Electrical cables, meters within staircases

- Be enclosed by fire rated materials
- Fire rated enclosures should :
 - have sufficient fire resisting rating with regard to integrity and insulation;
 - comply with the Electricity Ordinance and Power Company's supply rules;
 - not reduce the minimum clear width and headroom of staircase
- ◆ With recognised and valid certificates and test reports



Common safety problems of exit routes and staircases

Inappropriate installation of metal gate:

- causing obstruction to exit routes

Metal gate being locked:

- obstructing the means of escape

Unauthorized building works (UBW):

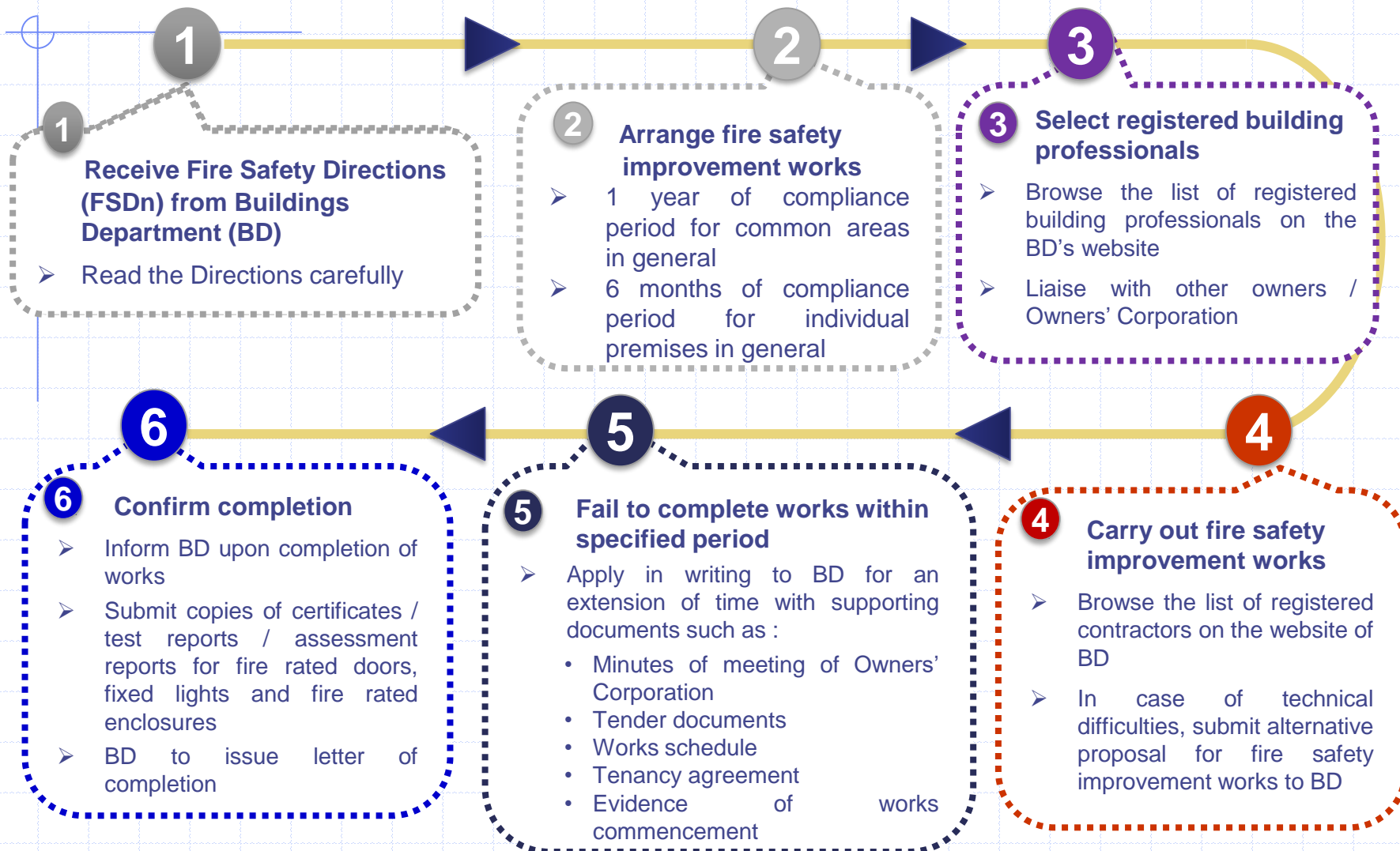
- may collapse or increase the fire risk

Opening on or damage of fire resisting walls of staircase (e.g. installation of exhaust fan / air conditioners):

- cause spreading of smoke and fire to staircase



Key steps on compliance with Fire Safety Directions



Integrated Building Rehabilitation Assistance Scheme

- The Urban Renewal Authority (URA) has integrated various building assistance and subsidy schemes, and launched an all-in-one “Integrated Building Rehabilitation Assistance Scheme”.
 - Fire Safety Improvement Works Subsidy Scheme
- Hotline 3188 1188
- Website <http://www.ura.org.hk>



Thank You!