

Potential Fire Hazards in Mini-Storages and Related Abatement Measures

Situation	Potential Fire Hazard ^{Note 1}	Fire Hazard Abatement Measures
Locked Exit	Obstruction to the exit(s) leading from the unit to area(s) designed as means of escape by locking the door(s) provided thereat, thereby materially increasing the danger to life or property that will result from the outbreak of fire.	<ul style="list-style-type: none"> - to keep the door(s) readily and conveniently be opened from within the premises without the use of any key. - to completely remove the said locking device(s) or alternatively modify the locking device(s) so that the door(s) can readily and conveniently be opened from within the premises without the use of any key.
Insufficient windows	Insufficient window(s) thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	<ol style="list-style-type: none"> 1. The total area of unobstructed^{Note 2} and breakable window(s) (including “access window(s)”) is not less than 1/16 (i.e., 6.25%) of the total floor area of the mini-storage. 2. The provision of “access window(s)” :- <ol style="list-style-type: none"> (a) the total area of “access window(s)” is not less than 1/50 (i.e., 2%) of the total floor area of the mini-storage. (b) at least one “access window” should be provided at an interval of 20 metres on each external wall with windows. (c) the dimensions of the “access window(s)” are not less than 1 metre (height) x 0.85 metre (width). (d) the sill(s) of the “access window(s)” is/are not higher than 1,100 millimetres above the finished floor level. (e) the “access window(s)” is/are directly connected to the internal means of escape of the mini-storage.

- Note 1: According to s.2 of Cap. 95 Fire Services Ordinance, "fire hazard" (火警危險) means-
- (a)-(b) (Repealed 4 of 1985 s. 2)
 - (c) any removal from any building of any fire service installation or equipment which was provided in such building in accordance with plans certified by the Director for the purposes of section 16 of the Buildings Ordinance (Cap 123);
 - (d) the presence in any building of any fire service installation or equipment which from lack of proper maintenance or for any other reason is not in efficient working order; (Amended 56 of 1969 s. 2)
 - (e) inadequate means of egress from any premises in a building to street level outside the building or using such means of egress for a purpose which gives rise to any circumstance described in paragraph (f); (Added 56 of 1969 s. 2. Amended 29 of 1975 s. 2)
 - (f) any other matter or circumstance which materially increases the likelihood of fire or other calamity or the danger to life or property that would result from the outbreak of fire or the occurrence of any other calamity, or which would materially hamper the Fire Services Department in the discharge of its duties in the event of fire or other calamity; (Added 1 of 1964 s. 3)

Note 2: A window is considered as unobstructed if no fixture and/or fitting that blocks the window is installed.

Situation	Potential Fire Hazard	Fire Hazard Abatement Measures
Undesirable layout of mini-storage cubicles	Undesirable layout of mini-storage cubicles which will materially increase the likelihood of fire and/or the danger to life or property that will result from the outbreak of fire, and/or materially hamper the Fire Services Department in the discharge of its duties in the event of fire.	Rearrange/modify the mini-storage cubicles in a row/cluster: 1. occupying an area not over 50 square metres. 2. with separation distance not less than 2.4 metres. 3. having any side measuring not more than 20 metres in length. 4. with distance between the ceiling and the top of storage cubicles and/or stored articles not less than 1 metre. 5. with height of the storage cubicles and/or stored articles not more than 2.35 metres.
Insufficient Exit Signs and Directional Signs	Insufficient Exit Signs and Directional Signs at the above-mentioned premises, thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	To install or alternatively to make any necessary alteration to make Exit Signs and Directional Signs sufficient and to maintain them in efficient working order; such alteration works are to be undertaken by a Registered Fire Service Installation Contractor, and upon completion, a certificate to this effect is to be forwarded to the Director of Fire Services.
Obstruction to the Hose Reel System	Obstruction to the Hose Reel System due to the storage facilities at the premises, thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	To remove/ rearrange the said facilities or alternatively to make any necessary alteration to the Hose Reel System to provide sufficient coverage and to maintain it in efficient working order; such alteration works are to be undertaken by a Registered Fire Service Installation Contractor, and upon completion, a certificate to this effect is to be forwarded to the Director of Fire Services.