

Fire Safety (Industrial Buildings) Ordinance (FS(IB)O) (Cap. 636)

《消防安全（工業建築物）條例》
（第636章）



Overview

概覽

- Needs for Fire Safety Improvement 提升消防安全的需要
- Key Features of the Ordinance 條例的要點
 - Target Buildings 目標建築物
 - Enforcement Authorities (EAs) 執行當局
 - Fire Safety Requirements 消防安全規定
 - Enforcement Mechanism 執法機制
 - Publication of Information Online and Registration in Land Registry 網上發布資料及土地註冊處註冊
- Compliance Procedures and Assistance 遵辦流程及支援
- Implementation 條例實施

Need for Fire Safety Improvement

提升消防安全的需求

Fire safety measures in buildings generally meet the standards prevailing at the time of their construction

建築物的消防安全措施一般符合其興建時的標準

Nevertheless, the fire safety standards of old buildings, particularly those **built before 1987**, fall short of the present-day standards

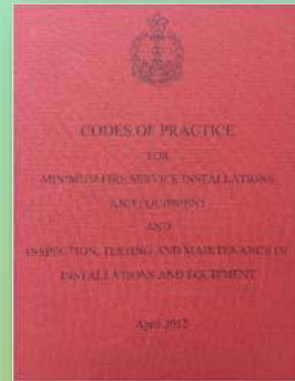
然而，舊式建築物的消防安全標準，特別是**1987年前落成**的建築物，與現今標準有一定距離



Code of Practice for Minimum Fire Service Installations and Equipment

《最低限度之消防裝置及設備守則》

- Requirements on provision of fire service installations for industrial buildings
為工廈提供消防裝置的要求
- Firstly published in 1964
於1964年首次發布
- Updated to the societal needs and development of fire safety technologies
根據社會需求和消防安全技術的發展不時更新
- Current version issued in 2012
現時最新版本於2012年發布



Automatic sprinkler system

自動花灑系統

- Highly effective fire service installation
非常有效的消防裝置
- Limiting/extinguishing a fire prior to the arrival of firefighters
可於消防人員到場前阻止火勢蔓延或滅火
- Only some of the industrial buildings constructed before 1973
installed with such systems

1973年前落成的工廈，只有部分安裝了花灑系統



Fire Risk in Industrial Buildings

工廈的火警危險

Industrial activities
工業活動

Bulk storage of
combustible materials
大量儲存可燃材料

Use of dangerous goods
or other chemicals
使用危險品及其他化學品



Severe Fires in Old Industrial Buildings in Recent Years

近年舊式工廈中的嚴重火警

- Loss of property and casualties in old industrial building fires
造成在舊式工廈內大量人命及財產損失



Existing Legislation

現行法例

- Requiring the upgrading of fire safety standards of old buildings

要求提升舊式建築物的消防安全水平

Fire Safety (Commercial Premises)
Ordinance (Cap. 502, FS(CP)O)

《消防安全(商業處所)條例》(第502章):

commercial buildings

商業建築物

Fire Safety (Buildings) Ordinance
(Cap. 572, FS(B)O)

《消防安全(建築物)條例》(第572章):

composite and domestic buildings

綜合用途及住用建築物

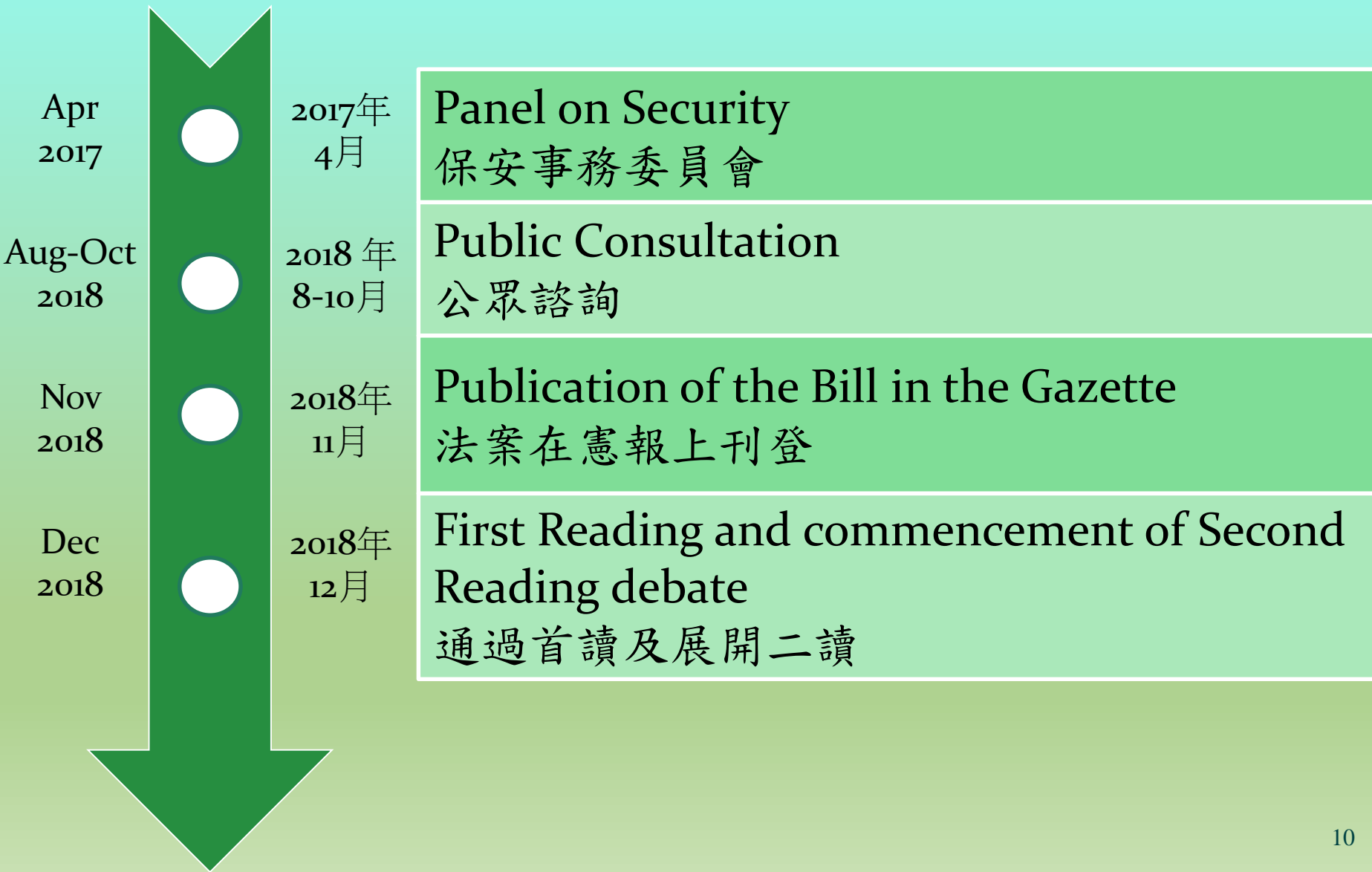
Existing Legislation

現行法例

- Industrial buildings (IBs) are the **only remaining** major category of pre-1987 buildings to be dealt with
1987前落成的工廈是唯一尚待提升消防安全標準的主要樓宇類別



Legislative Process 立法過程



Legislative Process 立法過程



Target Buildings 目標建築物

- Buildings wholly or partly constructed for use as a **factory, industrial undertaking, godown, warehouse, place of bulk storage, or similar industrial premises**
- 整幢或部分興建作工廠、工業經營、貨倉、倉庫、大量物品儲存處或相關工業處所的建築物
- **Constructed** in accordance **with building plans** that had first been submitted to the Building Authority (i.e. the Director of Buildings) for approval on or before **1 March 1987**, and that were **approved** under the Buildings Ordinance
按照獲建築事務監督根據《建築物條例》**批准的建築圖則興建**，而該等圖則是在**1987年3月1日**或之前，首次呈交予建築事務監督(即屋宇署署長)審批
- **Constructed** on or before **1 March 1987**, and **no building plans** for it had been submitted to the Building Authority (i.e. the Director of Buildings) for approval under the Buildings Ordinance
在**1987年3月1日**或之前**興建**，而**沒有建築圖則**在該日期或之前，呈交予建築事務監督(即屋宇署署長)根據《建築物條例》審批



Enforcement Authorities (EAs)

執行當局

- Director of Buildings
屋宇署署長
- Fire safety construction
消防安全建造
- Director of Fire Services
消防處處長
- Fire service installations
or equipment (FSI)
消防裝置或設備



Fire Safety Requirements 消防安全規定 -

Fire service installations or equipment 消防裝置或設備

1. Automatic sprinkler system
自動花灑系統
2. Fire hydrant and hose reel system
消防栓及喉轆系統
3. Manual fire alarm system
手控警報系統
4. Emergency lighting
應急照明
5. Exit signs 出口指示標誌
6. Second source of electrical power supply 輔助電力供應
7. Automatic cut-off device for mechanical ventilating system
機械通風系統的自動中斷操作裝置



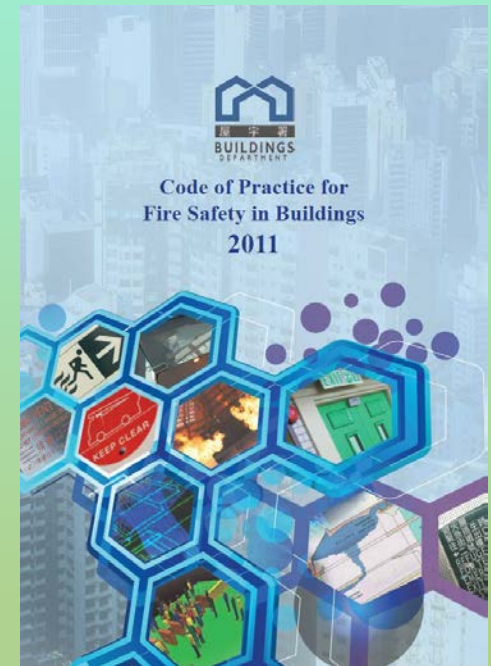
Fire Safety Requirements 消防安全規定

Fire safety construction 消防安全建造

Code of Practice for Fire Safety in Buildings 2011 (October 2015 version)

<<2011年建築物消防安全守則(2015年10月版本)>>

- Protection of life of building occupants 保障佔用人的生命安全
- Minimisation of fire spread between fire compartments and buildings 減低防火間及樓宇之間的火勢蔓延
- Prevention of building collapse as a result of fire 避免樓宇因火災而倒塌
- Facilitation of firefighting and rescue by fire services personnel 為消防及救援人員提供便利



Fire Safety Requirements 消防安全規定

Fire safety construction 消防安全建造

1. Exit arrangements 逃生途徑
2. Exit routes and staircases with separating walls of fire resisting construction 以耐火結構分隔牆保護出口路線及樓梯
3. Fire rated doors 防火門
4. Fire resistance of external walls 外牆的耐火能力
5. Fire resisting separation between different parts of building 在建築物內不同部分之間，提供耐火分隔
6. Fire resisting enclosure to non-emergency services within staircases 以防火屏障圍封樓梯內的非緊急設備
7. Smoke vents to basements 為地庫提供排煙口
8. Fireman's lifts 消防員升降機



Enforcement Mechanism 執法機制

Fire Safety Directions 消防安全指示

EAs to inspect target industrial buildings

執行當局巡查目標工廈

EAs to issue **fire safety directions (FSDns)** to owners / occupiers for compliance within a specified period

執行當局向業主/佔用人發出**消防安全指示**，要求在指示時限內遵辦

Owners / occupiers to carry out fire safety improvement works

業主/佔用人落實消防安全改善工程

EAs to issue **certificate of compliance** when satisfied that the directions have been complied with

執行當局如信納消防安全指示的規定已妥善遵從，便會發出**符合安全證明書**

Fire Safety Compliance Order and Prohibition Order

符合消防安全令和禁止令

Owner / occupier fails to comply with a fire safety direction*

業主/佔用人沒有遵辦消防安全指示*

Magistrate to make a **fire safety compliance order (FSCO)**

裁判官作出**符合消防安全令**

Owner / occupier fails to comply with FSCO*

業主/佔用人沒有遵辦符合消防安全令*

* *Liable to fine*
可判處罰款

District Court to make a **prohibition order (PO)** if it considers there are substantial fire risks in the building or part to prohibit occupation

區域法院如認為建築物或其部分可能有重大的火警風險，

可發出**禁止令**，禁止佔用該建築物或部分

Penalty 刑罰

Fire Safety Direction 消防安全指示

- Conviction to a fine at level 4 (max. \$25,000)
一經定罪，可處第4級罰款(最高 \$25,000)
- Further daily fine \$2,500
持續不獲遵從，每一日另處罰款\$2,500

Fire Safety Compliance Order 符合消防安全令

- Conviction to a fine at level 5 (max. \$50,000)
一經定罪，可處第5級罰款(最高 \$50,000)
- Further daily fine \$5,000
持續不獲遵從，每一日另處罰款\$5,000

Prohibition Order 禁止令

- Conviction to a fine of \$250,000
一經定罪，可處罰款\$250,000
- Imprisonment for 3 years
監禁3年
- Further daily fine \$25,000
持續不獲遵從，每一日另處罰款\$25,000



Publication of Information Online

網上發布資料

Searching of information about FSDns/FSCOs/POs in Buildings Department (BD) and Fire Services Department (FSD) 's Websites

透過屋宇署及消防處網站查詢消防安全指示/符合消防安全令/禁止令

- Serial number of direction/order
指示或命令的序號
- Address of building/premises
建築物或處所的地址
- Date of direction/order
指示或命令的日期
- Compliance status of direction/order
指示或命令的遵從情況

The screenshot shows the 'Issuance/ Compliance Status of Fire Safety Directions' search page. It features two main search options: 'Search by "Notice Number"' and 'Search by "Address"'. The 'Search by "Notice Number"' section includes a text input field and examples of notice numbers: Example 1 (UMB/MB111201-003/0001), Example 2 (UMB/SOC113/1401-001/0001), and Example 3 (UMB/BDIH17/B11-XXX/XXXX). The 'Search by "Address"' section includes fields for 'Name of Street', 'Number of Street' (with a 'to' field), and 'Block Number'. A 'Reset' button is located at the bottom left, and a 'Submit' button is at the bottom right. The page footer contains the text '2014 Buildings Department | Important notices | Privacy policy | Links'.

Registration of FSCOs and POs in the Land Registry

符合消防安全令和禁止令可於土地註冊處註冊

To enhance the awareness of members of the public, including prospective buyers of IB units, of the outstanding legal liabilities

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

EAs may cause the FSCOs and POs to be registered by memorial in the Land Registry against the land register of the property concerned

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

Compliance Procedures of FSDns issued by EAs

遵從執行當局消防安全指示的主要步驟

Receive FSDns from EAs

接獲執行當局發出的「消防安全指示」(簡稱指示)



Arrange fire safety improvement works

安排進行消防安全改善工程




Consult/Appoint registered building professionals/registered fire service installation contractors

諮詢/委任註冊建築專業人士/註冊消防裝置承辦商

- Browse the list of registered building professionals/registered fire service installation contractors on EAs' website 瀏覽執行當局網頁上的註冊建築專業人士/註冊消防裝置承辦商名單
- Liaise with other owners/owners' corporation 與其他業主/業主立案法團商討



Carry out fire safety improvement works
進行消防改善工程



Fail to complete the improvement works within the specified period
未能在指定期限內完成工程

- Apply in writing to EAs for an extension of time with supporting documents such as 以書面向執行當局申請延期，並須提交理據如
 - Minutes of meetings of owners' corporation 業主立案法團會議記錄;
 - Tendering documents 招標文件;
 - Works schedule 施工時間表; 或
 - Evidence of works commencement, etc. 已展開工程的證明等



Confirm completion
確認完成

- Inform EAs upon completion of works 完成工程後，通知執行當局驗收
- Submit copies of certificates and test reports 提交證明書及測試報告的副本
- EAs to issue certificate of compliance 執行當局發出符合安全證明書

Technical Assistance

技術支援

- Technical difficulties to comply with the required standards
對完全符合規定的標準有任何技術困難
- Adopt **flexible and pragmatic approach** 採取**靈活務實的措施**
- Consider accepting alternative measure, on a **case-by-case basis**
就**每宗個案考慮**接受替代措施
- Refer to **Advisory Committee** 提交**諮詢委員會**
- Fair analysis and advice to the EAs 進行公平分析並向執行當局提供意見
- Structural integrity of the building, availability of technology and other relevant factors 建築物的結構完整性，可供應用的科技和其他相關因素

Financial Assistance

財政支援

- The Building Safety Loan Scheme (BSLS), administered by BD will provide financial assistance for owners;
由屋宇署執行的樓宇安全貸款計劃，合資格的業主可向屋宇署申請貸款
- The amount of the Loan shall be determined by the Director of Buildings, subject to a ceiling of \$1 Million per unit of accommodation
貸款額由屋宇署署長釐定，每個單位可獲批准的貸款額上限為港元\$1,000,000



Implementation

條例實施

- Around 1,100 IBs 大約有1,100幢工廈
- **Two phases** 分兩階段實施
- Starting with some 400 IBs constructed or had their building plans submitted on or before **March 1973** 首先會處理約400幢於1973年3月或之前興建或提交建築圖則的工廈
- The majority of these IBs are not sprinkler-protected 這些工廈大都沒有安裝花灑系統



Thank You
謝謝