

消防處
消防安全總區
香港九龍尖沙咀東部康莊道一號
消防總部大廈七樓



FIRE SERVICES DEPARTMENT
FIRE SAFETY COMMAND
7/F, Fire Services Headquarters Building,
No. 1 Hong Chong Road, Tsim Sha Tsui East, Kowloon.
Hong Kong

本處檔號 OUR REF. (31) in FP(FS) 314/07 IV
來函檔號 YOUR REF.:
圖文傳真 FAX: 852-2312 0376
電話 TEL NO.: 852-2170 9595

27 February 2017

To: Recipients of FSD Circular Letters

Dear Sirs/Madams,

FSD Circular Letter No. 1/2017
Automatic Actuation Devices for
Lifts Not Discharging to Protected Means of Escape

This Circular Letter serves to announce the addition of automatic actuation devices (AAD) for lifts not discharging to protected means of escape to the Code of Practice for Minimum Fire Service Installations and Equipment, 2012 (FSI Code).

Lift door opening direct to the accommodation without first discharging to a protected lobby/corridor with access to protected means of escape (MoE) becomes popular in certain building designs. However, lift passengers may unknowingly disembark on the scene of fire and expose to immediate hazardous situation without alternative to a protected MoE. Such situation is considered undesirable to lift passengers from fire safety point of view, especially for buildings not protected by automatic sprinkler system.

Smoke detectors as AAD shall be installed outside all lift door openings which do not discharge to protected MoE. Actuation of the AAD shall override any car call to prevent lift passengers unknowingly disembark on the scene of fire and the lift shall be redirected to home landing. Such requirements will not be applicable to the following buildings: -

- (i) sprinkler protected buildings; or
- (ii) domestic buildings with 3-storey or below.

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The AAD will be designed and operated as follows: -

- (a) Smoke detectors shall be installed within 1.5m outside every lift door openings not discharging to protected MoE and as far as practicable conforming to the provisions of *British Standard 5839: Part 1 – Fire Detection and Fire Alarm Systems for Buildings*.
- (b) The actuation of any one of the smoke detectors on any floor shall initiate “Home Landing Operation” of the respective lift car as specified in the *Code of Practice on the Design and Construction of Lifts and Escalators* (Lift Code) published by the Electrical and Mechanical Services Department.
- (c) Alarm signal of the AAD shall be transmitted to a standalone alarm annunciation panel at location(s) such as building management office, caretaker counter and/or Fire Control Centre. The AAD shall neither actuate the building’s fire alarm system, nor link to the Fire Services Communication Centre.
- (d) The AAD shall not override the fireman’s lift switch or the manually operated switch for lift homing provided under the Lift Code.

The revised requirements of the relevant paragraphs of the FSI Code are outlined in the enclosed amendment sheet.

The revised requirements will take effect from 1 April 2017 for all initial building plan submissions. Initial building plans voluntarily applying the revised requirements submitted before 1 April 2017 are also acceptable. The revised requirements are recommended to adopt for amendment submissions or alteration to existing buildings. For enquiry and clarification, please contact Assistant Divisional Officer (New Projects)11 at 2733 1568.

Yours faithfully,



(TSANG Wing-hung)
for Director of Fire Services

Encl.

**Code of Practice for Minimum Fire Service
Installations and Equipment (April 2012 Revision)**

Amendment Sheet Serial No. 1/2017

- (1) Insert “Lifts not Discharging to Protected Means of Escape” as a new special and other risks in Group I of paragraph 3.2.
- (2) Insert a new classification in the CLASSIFICATION OF PREMISES AND AREAS OF SPECIAL RISKS in PART IV and re-number the following CLASSIFICATION OF PREMISES AND AREAS OF SPECIAL RISKS:

**“4.35 Lifts not Discharging to Protected Means of
Escape**

4.36 Mechanical Plant Rooms (Group I)

4.37 Mechanical Plant Rooms (Group II)

4.38 Passenger Terminals/Stations

4.39 Petro-chemical Complexes

4.40 Railway Marshalling Yards

4.41 Refuge Floors

4.42 Road Tunnels

4.43 Shipyards

4.44 Substation/Switchgear Buildings

*4.45 Telephone distribution equipment, computer
installation and similar installations”*

- (3) Insert the following FSI into the REQUIREMENTS section of paragraph 4.35 with:

“(i) Automatic Actuating Devices”

(4) Insert following sub-paragraphs into the EXTENT section of paragraph 4.35:

- “(i)(a) Smoke detector(s) as automatic actuation devices shall be installed outside all lift door openings not discharging to protected means of escape as defined in paragraph 1.2 of this Code;*
- (b) To be provided to buildings except:—*
- (i) Sprinkler protected buildings; or*
- (ii) Domestic buildings up to and including three storeys in height.”*

(5) Insert the following sub-heading in front of sub-paragraph 1 of paragraph 5.2 with:

“(a) AUTOMATIC ACTUATING DEVICES FOR PROVIDING COMPARTMENTATION/FIRE SEPARATION”

(6) Insert the following sub-heading and paragraphs after sub-paragraph 6 of paragraph 5.2 with:

“(b) AUTOMATIC ACTUATING DEVICES FOR LIFTS NOT DISCHARGING TO PROTECTED MEANS OF ESCAPE

Smoke detectors shall be installed within 1.5m outside every lift door openings not discharging to protected means of escape AND as far as practicable conforming to the provisions of British Standard 5839: Part 1 – Fire Detection and Fire Alarm Systems for Buildings.

The actuation of any one of the smoke detectors on any floor shall initiate "Home Landing Operation" of the respective lift car as specified in the Code of Practice on the Design and Construction of Lifts and Escalators (Lift Code) published by the Electrical and Mechanical Services Department.

Alarm signal of the automatic actuation devices shall be transmitted to a standalone alarm annunciation panel at location(s) such as building management office, caretaker counter and/or Fire Control Centre. The automatic actuation devices shall neither actuate the building's fire alarm system, nor link to the Fire Services Communication Centre.

The automatic actuation devices shall not override the fireman's lift switch or the manually operated switch for lift homing as provided under the Lift Code."

- (7) Insert the following sub-heading and paragraph after sub-heading (b) of paragraph 5.2:

"(c) AUTOMATIC ACTUATING DEVICES FOR OTHER INSTALLATIONS

The specifications of such devices shall conform to the relevant requirement of such installation as specified in this Code or other standards acceptable by the Director of Fire Services."

- End -