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22 March 2019

To: Recipients of FSD Circular Letters
and Authorized Persons

Dear Sir/Madam,

FSD Circular Letter No. 3/2019

Guidance Notes on Submission, Approval and Acceptance Inspection of Fire Service Installations and Equipment in Modular Integrated Construction Building Projects

Modular Integrated Construction (MiC) refers to a construction method whereby free-standing integrated modules are manufactured off-site and then transported for constructing buildings on sites. The concept of "factory assembly followed by on-site installation" represents a shift of traditional method from the on-site construction to the modern off-site manufacturing and assembly.

Taking into consideration that MiC is a new and innovative construction method in Hong Kong, a guidance notes aims to facilitate Authorized Persons, Registered Fire Service Installation Contractors (RFSIC) and the industry in meeting the standards and requirement of fire service installations and equipment (FSI) for projects adopting MiC method has been prepared and enclosed for observance.

Notwithstanding the above, please note that RFSIC should be ultimately responsible for assisting FSI owners in ensuring that all FSI in building projects are in efficient working order and in compliance with the requirements specified in the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment regardless of the building method.

For enquiries, please contact the Fire Service Installations Division at 3961 5217.

Yours faithfully,

(LEUNG Kwun-hong)
for Director of Fire Services

Guidance Notes on Submission, Approval and Acceptance Inspection of Fire Service Installations and Equipment in Modular Integrated Construction Building Projects

Foreword

This Guidance Notes (GN) aims to facilitate the industry in meeting the standards and requirement of Fire Service Installations and Equipment (FSI) for building projects adopting Modular Integrated Construction (MiC) method.

2. MiC refers to a construction method whereby free-standing integrated modules are manufactured off-site and then transported for constructing buildings on sites. The concept of "factory assembly followed by on-site installation" represents a shift of traditional method from the on-site construction to the modern off-site manufacturing and assembly. The arrangements of submission, approval and acceptance inspection of FSI in MiC building projects are generally the same as conventional building projects and Fire Services Department (FSD) will adopt the same standard in scrutinizing general building plan submissions and conducting FSI acceptance inspections.

Scope

3. This GN provides guidance for submission, approval and acceptance inspection of building projects adopting MiC method. It is applicable to building projects adopting MiC method with FSI or its associated assembly installed during the off-site integrated module prefabrication process.

Submission and Approval

Fire Service Installations Design

4. Owner of a MiC building project involving off-site FSI installation should engage an Authorized Person (AP) and Registered Fire Service Installation Contractor(s) (RFSIC) where appropriate at the early design stage to sort out issue(s) usually not encountered in conventional construction method. The AP should clearly indicate in the F.S. Notes of the General Building Plans that the building is to be constructed using MiC method and also highlight on the corresponding covering letters that MiC method will be adopted. The following salient points should be taken into consideration during the design of FSI of MiC building projects:-

(i) Covered-up FSI

Adequate access points, inspection pits or accessible recesses for covered up installations should be provided to facilitate installation, inspection, testing and future maintenance.

(ii) Flexible pipe jointing

Flexible pipe jointing between integrated modules, where required, may be installed for services connection.

(iii) Cabling facilities for fire service installations

Cabling facilities of FSI between integrated modules should be allowed for on-site installation of power and control cables. Cable joints should not be used for fire resistant cables serving FSI.

(iv) FSI Equipment and Material

All material and equipment selected and installed shall be accompanied with product listing certificates / records / letter issued by respective product certification bodies or product approval / acceptance letters issued by FSD in accordance with Circular letter No.1/2007.

Acceptance Inspection

Quality Assurance

5. RFSIC is responsible for ensuring the FSI installed in building projects including those installed in MiC integrated modules are in full compliance with the relevant statutory requirements. RFSIC should conduct their own regular supervision as appropriate in the prefabrication process of integrated modules for ensuring all equipment and materials used in FSI are in full compliance with the relevant statutory requirements. The names and registration numbers (FSD/RC No.) of the RFSIC responsible for conducting quality assurance supervision and details of the inspection, auditing, testing of off-site FSI installation works should be properly recorded in an inspection log book. The log book should be kept by the RFSIC and, when required, produced to FSD officer for checking.

6. With an aim to ensuring the quality of FSI installed; facilitating the testing and commissioning of FSI; and facilitating the FSI acceptance inspection, RFSICs should check and inspect FSI installed in the integrated modules after they are delivered to the construction site and before the on-site assembling process. Moreover, RFSICs should make every effort to monitor the on-site assembling process for assuring the proper fixing of FSI elements.

Application for Acceptance Inspection

7. In general, there is no difference with respect to the procedures for FSI acceptance inspection for buildings adopting conventional or MiC method. Inspecting officers will conduct FSI acceptance inspection upon receiving of application for inspection and testing of FSI together with the necessary drawings, checklists and documents.

8. Notwithstanding the above, all RFSIC are requested to strictly adhere to the relevant procedures and requirements stipulated in the Circular Letter No. 1/2015. RFSIC is ultimately responsible for assisting FSI owners in ensuring that the FSI is in efficient working order and is in compliance with the requirements specified in the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment regardless of the building method.

9. For enquiries, please contact Fire Service Installations Division at 3961 5217.

Fire Services Department
March 2019