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消防安全總區

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29 May 2026

To: Recipients of FSD Circular Letters

Dear Sir/Madam,

FSD Circular Letter No. 5/2026
Fire Safety Requirements for Car Parking Facilities with
Automated Parking System (APS)

This Circular Letter announces the revised requirements for car parking facilities in *the Code of Practice for Minimum Fire Service Installations and Equipment, September 2022* (“FSI Code”).

Given the increasing demand for APS, a comprehensive study with the engagement of professional bodies, trades and government departments was conducted to examine the potential fire risks associated with car parking facilities with APS. With a view to ensuring fire safety, a set of revised requirements have been formulated for incorporating into relevant sections of the FSI Code accordingly. Please see the enclosed amendment sheet for details.

The amendments shall take effect from **1 July 2026**. For the avoidance of doubt, the following types of building plans received by this Department on or after the effective date shall demonstrate the compliance of the revised requirements:

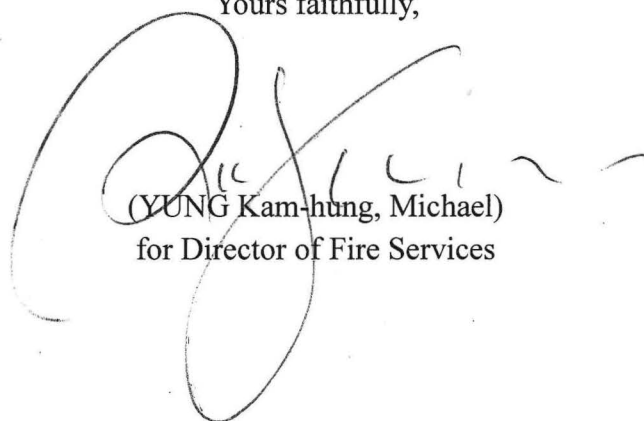
- (i) new submission of building plans for new building; and
- (ii) new submission of building plans for existing building of which not less than one half measured by volume is rebuilt or which is altered to such an extent as to necessitate the reconstruction of not less than one half of the superficial area of the main walls, or where a new occupation permit shall be issued.

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Notwithstanding the above, voluntary compliance with the revised requirements is strongly encouraged. For addition/alteration of fire service installations and equipment in existing buildings according to the revised requirements, please follow the extant procedures in seeking formal approval.

For enquiries, please contact Senior Divisional Officer (New Projects) at 3971 4600.

Yours faithfully,



(YUNG Kam-hung, Michael)
for Director of Fire Services

Encl.

**Code of Practice for Minimum Fire Service Installations and Equipment
(September 2022)**

Amendment Sheet Serial No. 5/2026

(1) Paragraph 1.6 is revised to read:

1.6 Design of access staircase, fireman’s lift, firefighting and rescue stairway and emergency vehicular access

The access staircase, fireman’s lift, firefighting and rescue stairway and emergency vehicular access shall be provided to every building in accordance with Reg. 41A, 41B, 41C and 41D of the Building (Planning) Regulations. Whilst the requirements for access staircase, fireman’s lift and fire fighting and rescue stairway are included in this Code, they should not be considered as fire service installations within the meaning of paragraph 1.2 above.

(2) Paragraph 1.7 is revised to read:

1.7 Provision of access walkways / stairs, closed circuit television system, emergency power points, fireman’s communication system, fireman’s emergency switch and pedestrian cross over facility

(3) Insert definition of “Automated Parking System” in paragraph 3.1 Definitions:

“Automated Parking System” includes

(a) Automated Guided Vehicle System

(b) Mechanized Vehicle Parking System as defined under the “Lifts and Escalators Ordinance” (Cap 618)

(4) The following FSIs in the “REQUIREMENTS—SYSTEMS/INSTALLATIONS/EQUIPMENT FOR” section of paragraph 4.9 Car ports are revised to read:

(i) Closed circuit television system

(ii) Emergency generator

(iii) Emergency lighting

(iv) Exit sign

(v) Fire alarm system

(vi) Fire control centre

(vii) Fire detection system

(viii) Fire hydrant/hose reel system

(ix) Fireman’s communication system

(x) Fireman’s emergency switch

(xi) Fireman’s lift

(xii) Portable hand-operated approved appliance

(xiii) Sprinkler system

(5) The following sub-paragraphs in the “EXTENT” section of paragraph 4.9 Car ports are revised to read:

(i) To be provided to encompass the entire floor, including means of access and means of escape, for car ports installed with automated parking system.

(ii) To be provided for car ports installed with mechanized vehicle parking system. An independently powered generator of sufficient electrical capacity to meet the fire service installations and fireman’s lifts it is required to provide.

(iii) Emergency lighting shall be provided throughout all public areas and exit routes leading to ground level.

(iv) Sufficient directional and exit signs to ensure that all exit routes from premises within the building are clearly indicated as required by the configuration of staircases serving the building.

(v) As required by the risk. If required, one actuating point and one audio warning device to be located at each hose reel point. Visual alarm signals shall be provided where necessary in accordance with current Design Manual: Barrier Free Access. This actuating point shall include facilities for fire pump start and audio/visual warning device initiation.

(vi) To be provided for car ports installed with mechanized vehicle parking system. Minimum of one, additional to be provided according to the complexity of the building.

(vii) Heat detectors or multi-sensor detectors shall be provided:

(a) in entire car ports with a total floor area not exceeding 230m² installed with electric vehicle charging facilities but not covered by sprinkler system; or

(b) in car parking areas installed with electric vehicle charging facilities of car ports with a total floor area exceeding 230m² but not covered by sprinkler system.

A direct line connection to the Fire Services Communications Centre is not required if the car ports are situated in domestic buildings where the provision of direct line connection is not mandatorily required.

(viii) As required by the risk.

(ix) As required by the Director of Fire Services for car ports installed with mechanized vehicle parking system.

(x) To be provided for car ports installed with **automated parking system and/or** electric vehicle charging facilities. The switch shall be provided at vehicle entrances, fire control centre or other locations as considered acceptable by the Director of Fire Services.

(xi) As required by the Code of Practice for Fire Safety in Buildings.

(xii) As required by the risk. For car ports installed with electric vehicle charging facilities, additional dry powder or carbon dioxide type fire extinguisher shall be provided at each hose reel point on the floors with electric vehicle charging facilities.

(xiii) Required for car ports with total floor area exceeding 230m² and to cover all parts of the car ports including the staircases leading to these car ports. Fast response type sprinkler heads shall be used in all parts of the car ports with mechanized vehicle parking system.

Note: (i) Carports within buildings shall conform to the requirements specified for those buildings in accordance with this Code.

(ii) The additional requirements for car ports installed with electric vehicle charging facilities as stipulated in para. **(vii, x & xii)** above shall not be applicable to the car port of a single-family domestic building up to and including three storeys in height.

- (6) The following sub-paragraphs in the ADDITIONAL REQUIREMENT section of paragraph 4.9 Car ports are revised to read:

ADDITIONAL REQUIREMENTS

- (i) Any intended storage or use of dangerous goods as defined in Chapter 295 of the Laws of Hong Kong should be notified to the Director of Fire Services.
- (ii) For car ports installed with mechanized vehicle parking system:**
- (a) Access staircase as stipulated in the Code of Practice for Fire Safety in Buildings shall be provided and such staircase should have a clear width of not less than 1 050 mm and a clear headroom of not less than 2 000 mm with Fire Resistance Rating (FRR) of not less than that required for the elements of construction. There shall be at least one access staircase for every 60 m of any part of the car ports.**
- (b) Access walkways / stairs of not less than 800 mm in width and not less than 2 000 mm in height with guard railing are required to be provided to ensure safe and unobstructed access for fireman to reach at least one side of each vehicle, preferably close to the front portion of vehicle. Such walkways / stairs shall be connected to a protected lobby and access staircase and have a stability of not less than that required for the elements of construction.**
- (c) Non-perforated and non-combustible materials shall be provided between the upper and lower vehicle parking decks as fire separation facilities to prevent vertical radiation transmission, vertical fire spread and burning running fuel spread. For a non-sprinkler-protected car port, the materials shall have a stability FRR of not less than 60 minutes.**
- (iii) For car ports installed with automated guided vehicle system, an automatic halting function to suspend all the machinery movement of the automated guided vehicles upon actuation of fire alarm system shall be provided.**

- (7) The following FSIs in the “REQUIREMENTS—SYSTEMS/INSTALLATIONS/EQUIPMENT FOR” section of paragraph 4.27 Garages are revised to read:

- (i) Automatic actuating devices**
- (ii) Closed circuit television system**
- (iii) Emergency generator**
- (iv) Emergency lighting**
- (v) Exit sign**
- (vi) Fire alarm system**
- (vii) Fire control centre**
- (viii) Fire detection system**
- (ix) Fire hydrant/hose reel system**
- (x) Fireman’s communication system**
- (xi) Fireman’s emergency switch**
- (xii) Fireman’s lift**
- (xiii) Portable hand-operated approved appliance**
- (xiv) Sprinkler system**
- (xv) Static or dynamic smoke extraction system**
- (xvi) Ventilation/air conditioning control system**

(8) The following sub-paragraphs in the EXTENT section of paragraph 4.27 Garages are revised to read :

(i) As required by that equipment which needs to be automatically actuated.

(ii) **To be provided to encompass the entire floor, including means of access and means of escape, for garages installed with automated parking system.**

(iii) **To be provided for garages installed with mechanized vehicle parking system. An independently powered generator of sufficient electrical capacity to meet the fire service installations and fireman's lifts it is required to provide.**

(iv) Emergency lighting shall be provided throughout the premises and all exit routes.

(v) Sufficient directional and exit signs to ensure that all exit routes from the premises within the building are clearly indicated as required by the configuration of staircases serving the building.

(vi) One actuating point and one audio warning device to be located at each hose reel point. Visual alarm signals shall be provided where necessary in accordance with current Design Manual: Barrier Free Access. This actuating point shall include facilities for fire pump start and audio/visual warning device initiation within the premises.

(vii) **To be provided for garages installed with mechanized vehicle parking system. Minimum of one, additional to be provided according to the complexity of the building.**

(viii) Heat detectors or multi-sensor detectors shall be provided in entire garage with a total floor area not exceeding 230m² installed with electric vehicle charging facilities but not covered by sprinkler system. A direct line connection to the Fire Services Communications Centre is not required if the garages are situated in domestic buildings where the provision of direct line connection is not mandatorily required.

(ix) There shall be sufficient hydrants and hose reels on each floor. Fire hydrants shall be provided in all approach lobbies to required staircases or required staircase enclosures. For buildings not having the required staircase, fire hydrants shall be provided to the satisfaction of the Director of Fire Services. Hose reels shall be provided to ensure that every part of the premises can be reached by a length of not more than 30 m of hose reel tubing.

(x) **As required by the Director of Fire Services for garages installed with mechanized vehicle parking system.**

(xi) To be provided for garages installed with automated parking system and/or electric vehicle charging facilities. The switch shall be provided at vehicle entrances, fire control centre or other locations as considered acceptable by the Director of Fire Services.

(xii) As required by the Code of Practice for Fire Safety in Buildings.

(xiii) As required by the risk. For garages installed with electric vehicle charging facilities, additional dry powder or carbon dioxide type fire extinguisher shall be provided at each hose reel point on the floors with electric vehicle charging facilities.

(xiv) Required for garages with total floor areas exceeding 230 square metres and to cover all parts of the garages including the staircases leading to these garages. **Fast response type sprinkler heads shall be used in all parts of the garages with mechanized vehicle parking system.**

(xv) Required for any fire compartment exceeding 7 000 cubic metres in that garage with mechanized vehicle parking system where the aggregate area of openable windows of the compartment does not exceed 6.25% of the floor area of that compartment.

The requirement of hot smoke test will be stipulated if considered necessary by the Director of Fire Services in the building plans involving compartments:-

(a) with headroom of 12 m or more; or

(b) with irregular geometrical dimensions or extraordinary large size.

(xvi) When a ventilation/air conditioning control system to a building is provided, it shall stop mechanically induced air movement within a designated fire compartment.

Note: The additional requirements for garage installed with electric vehicle charging facilities as stipulated in para. (viii, xi & xiii) above shall not be applicable to the garage of a single-family domestic building up to and including three storeys in height, except a garage situated in basement.

(9) The following sub-paragraphs in the ADDITIONAL REQUIREMENT section of paragraph 4.27 Garages are revised to read:

ADDITIONAL REQUIREMENTS

(i) Any intended storage or use of dangerous goods as defined in Chapter 295 of the Laws of Hong Kong should be notified to the Director of Fire Services.

(ii) For garages installed with mechanized vehicle parking systems:

(a) Access staircase as stipulated in the Code of Practice for Fire Safety in Buildings shall be provided and such staircase should have a clear width of not less than 1 050 mm and a clear headroom of not less than 2 000 mm with Fire Resistance Rating (FRR) of not less than that required for the elements of construction. There shall be at least one access staircase for every 60 m of any part of the garages.

(b) Access walkways / stairs of not less than 800 mm in width and not less than 2 000 mm in height with guard railing are required to be provided to ensure safe and unobstructed access for fireman to reach at least one side of each vehicle, preferably close to the front portion of vehicle. Such walkways / stairs shall be connected to a protected lobby and access staircase and have a stability of not less than that required for the elements of construction.

(c) Non-perforated and non-combustible materials shall be provided between the upper and lower vehicle parking decks as fire separation facilities to prevent vertical radiation transmission, vertical fire spread and burning running fuel spread. For a non-sprinkler-protected garage, the materials shall have a stability FRR of not less than 60 minutes.

(iii) For garages installed with automated guided vehicle system, an automatic halting function to suspend all the machinery movement of the automated guided vehicles upon actuation of fire alarm system shall be provided.

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