



# FSD Connects



with Registered Fire Service Installation Contractors  
and Building Professionals

2 February 2024

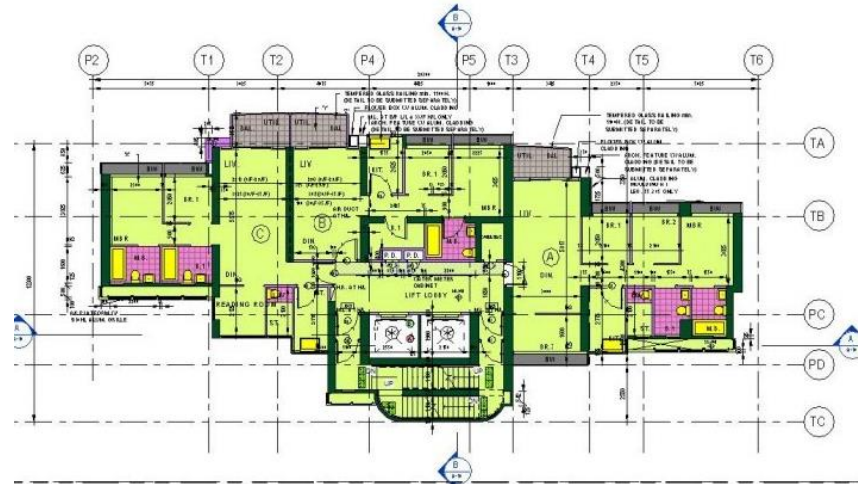
# Agenda

Session	Subject	Speaker
1	Provision of Sprinkler System – Points to note in GBP submission	Mr. WU Chun-hang
2	Facilitation measures on FSI drawings (FSI/314C) submission (Approval in principle of FSI drawings) and cases sharing	Mr. LEE Ho-tin Mr. YUEN Wing-hong
3	Introduction to Building Improvement Support Centre	Mr. TSUI Chi-wai
4	Q & A Session	



# Provision of Sprinkler System

## Points to note in GBP submission

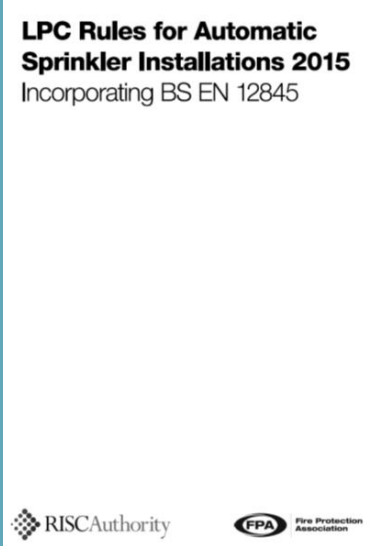


# Contents Index

1. Key aspects for High-rise sprinkler system
  - 6 scenarios to demonstrate requirements for hazard group
2. Clarification for sprinkler provision at composite building
3. Sprinkler provision at car parking facilities
4. Application for exemption of sprinkler
  - Ceiling or floor void
  - Under canopies
5. Sprinkler components
  - Inlets
  - Control valve sets
  - sprinkler pumps and sprinkler pumps room

# 1) High-rise sprinkler system

## Definition

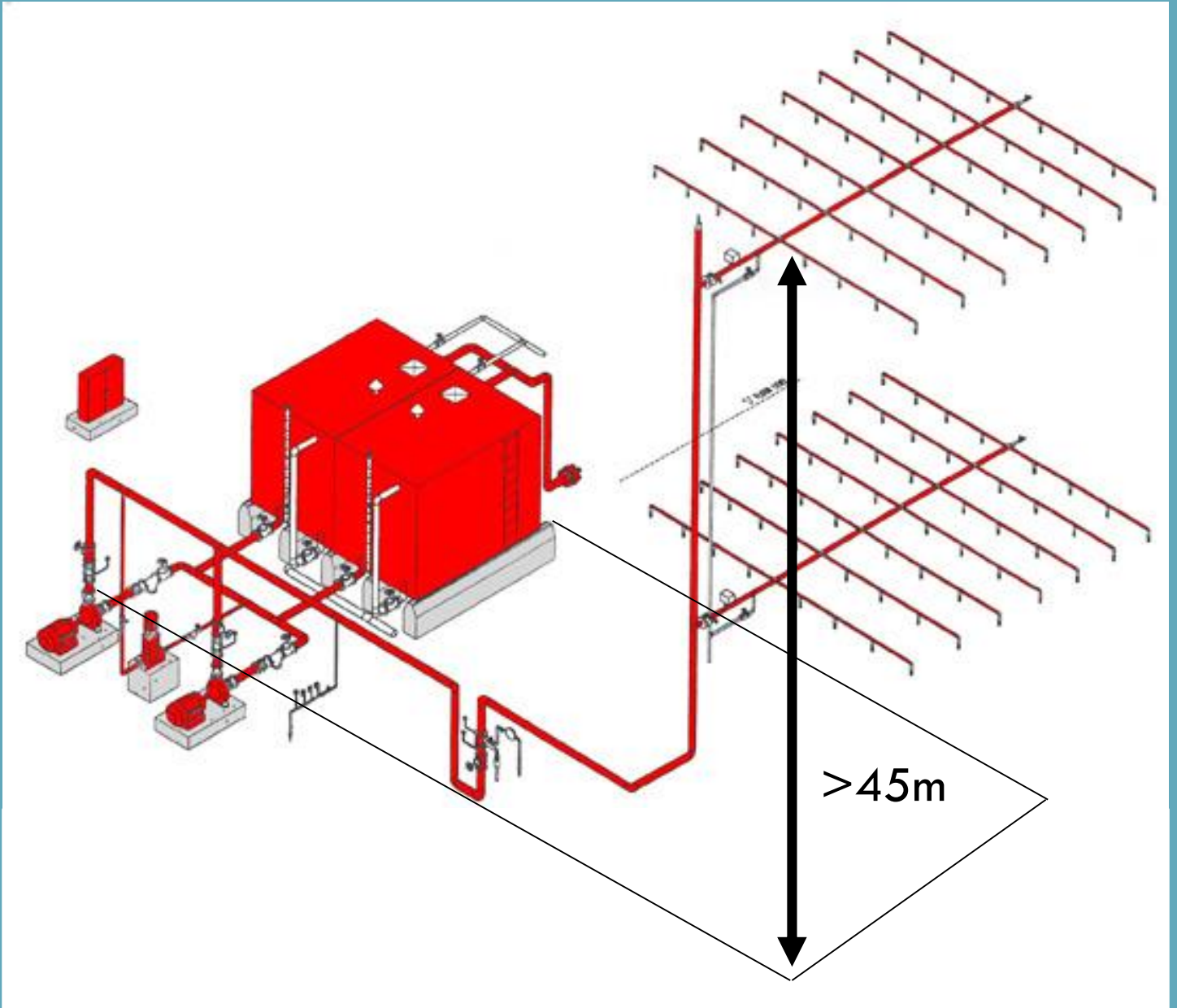


Clause 3.32

High rise-sprinkler system

Sprinkler system in which the highest sprinkler is more than 45 m above the lowest sprinkler or above the sprinkler pumps, whichever is the lower

# 1) High-rise sprinkler system



# 1) High-rise sprinkler system Requirement for Hazard Group

📌 **Clause E.2.1** should be revised and read as

“Other than in domestic buildings, high rise sprinkler systems shall conform to the requirements for Ordinary Hazard Group III protection.”

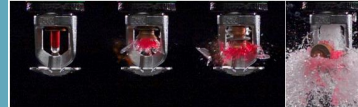
Note: The fire safety measures for high rise buildings shall commensurate with the additional risk incurred.

Attention drawn to

Office/Hotel/Institutional building  
Domestic building with clubhouse  
Building with basement



HONG KONG  
FIRE SERVICES DEPARTMENT



## TECHNICAL GUIDANCE

Application of Loss Prevention Council Rules  
for Automatic Sprinkler Installations 2015  
incorporating BS EN 12845  
in Hong Kong

September 2020

# 1) High-rise sprinkler system

## Water supply

Table 9 — Minimum water volume for pre-calculated LH and OH systems

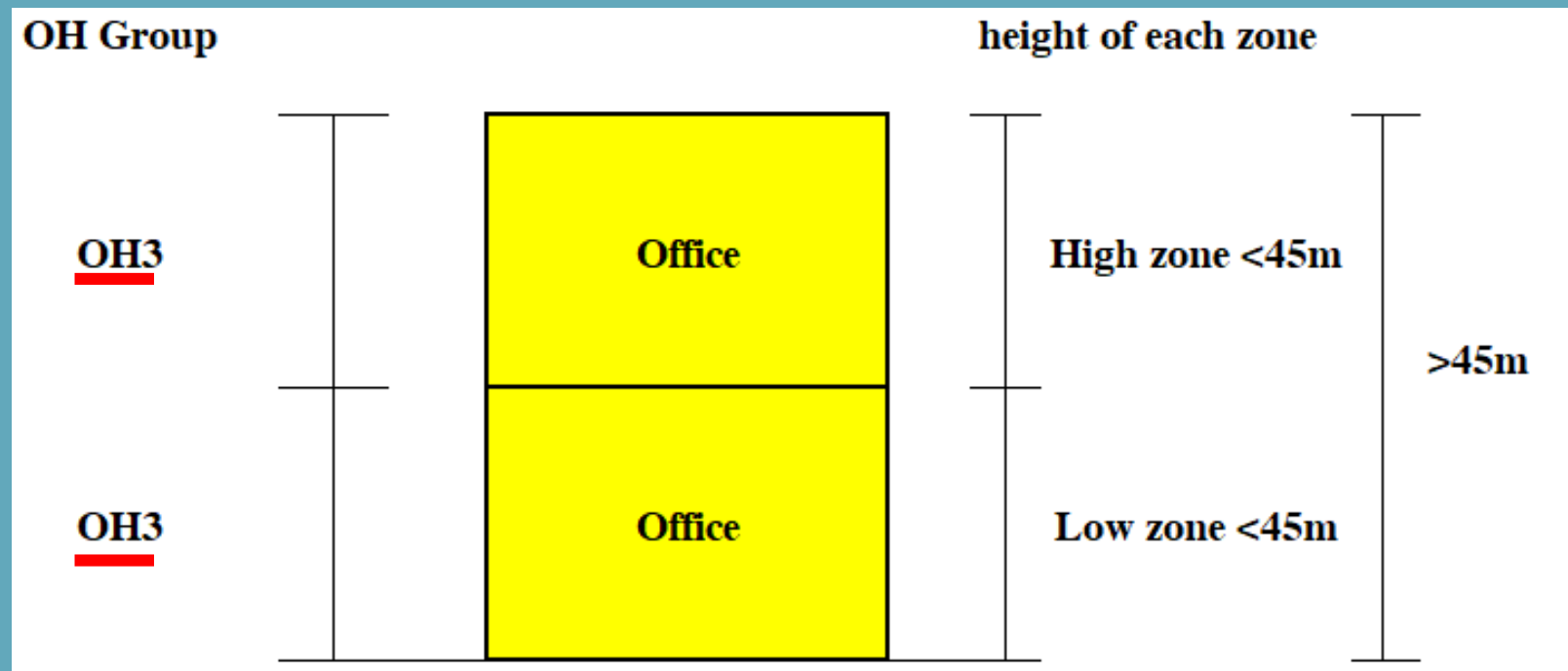
Group	Height $h$ of the highest sprinkler above the lowest sprinkler (see NOTE) m	Minimum water volume $m^3$
LH – (Wet or pre-action)	$h \leq 15$	9
	$15 < h \leq 30$	10
	$30 < h \leq 45$	11
OH1 – Wet or pre-action	$h \leq 15$	55
	$15 < h \leq 30$	70
	$30 < h \leq 45$	80
OH1 – Dry or alternate OH2 – Wet or pre-action	$h \leq 15$	105
	$15 < h \leq 30$	125
	$30 < h \leq 45$	140
OH2 – Dry or alternate OH3 – Wet or pre-action	$h \leq 15$	135
	$15 < h \leq 30$	160
	$30 < h \leq 45$	185
OH3 – Dry or alternate OH4 – Wet or pre-action	$h \leq 15$	160
	$15 < h \leq 30$	185
	$30 < h \leq 45$	200
OH4 – Dry or alternate	Use HH protection	
NOTE	Excluding sprinklers in the sprinkler valve room.	

**LPC Rules for Automatic Sprinkler Installations 2015**  
Incorporating BS EN 12845



Scenario :  
non-domestic building  
e.g. Office / Hotel / Institutional Building

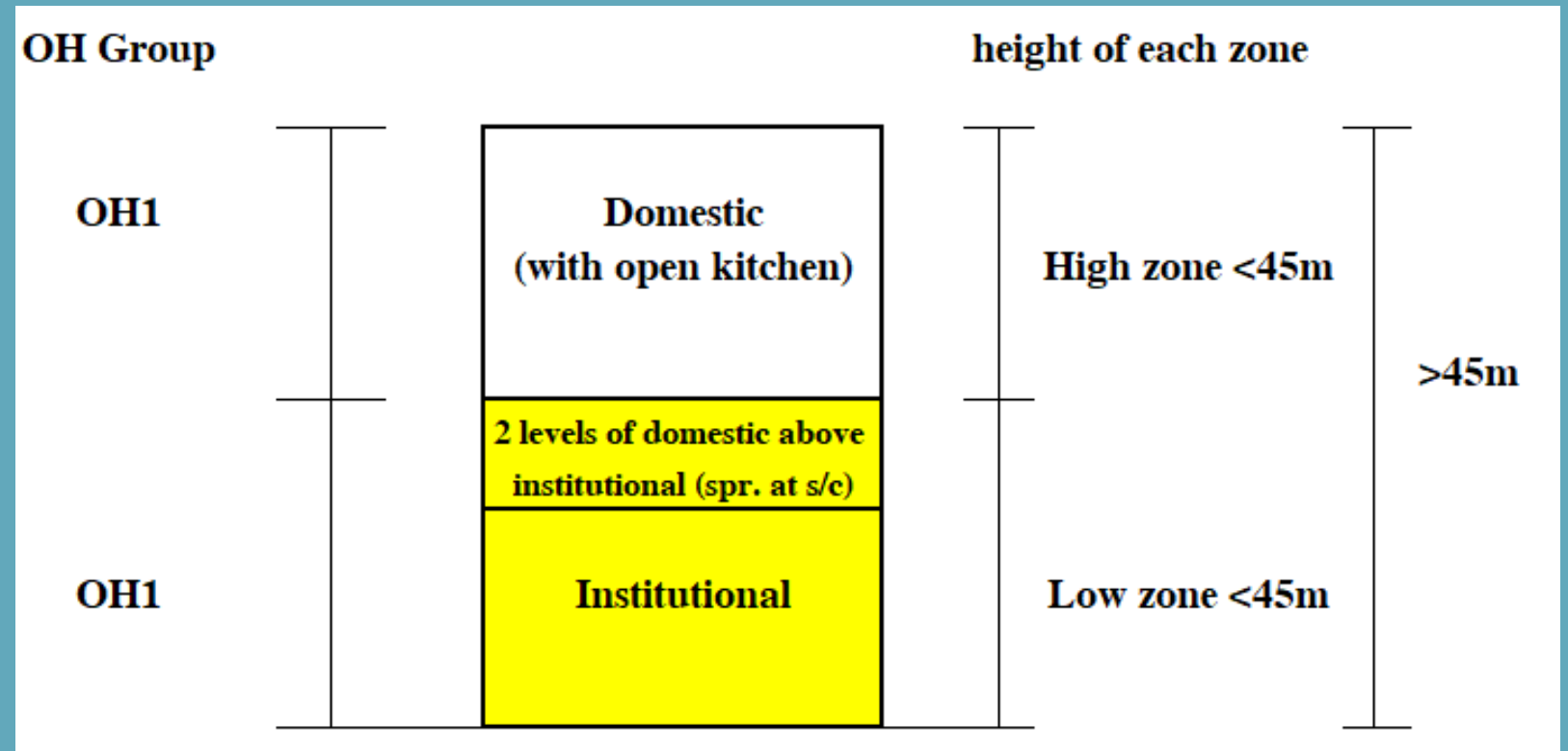
1) High-rise sprinkler  
system  
Scenario for  
non-domestic  
building



## Scenario 1:

Domestic building with clubhouse at lower floors  
(low zone not exceed 45m)

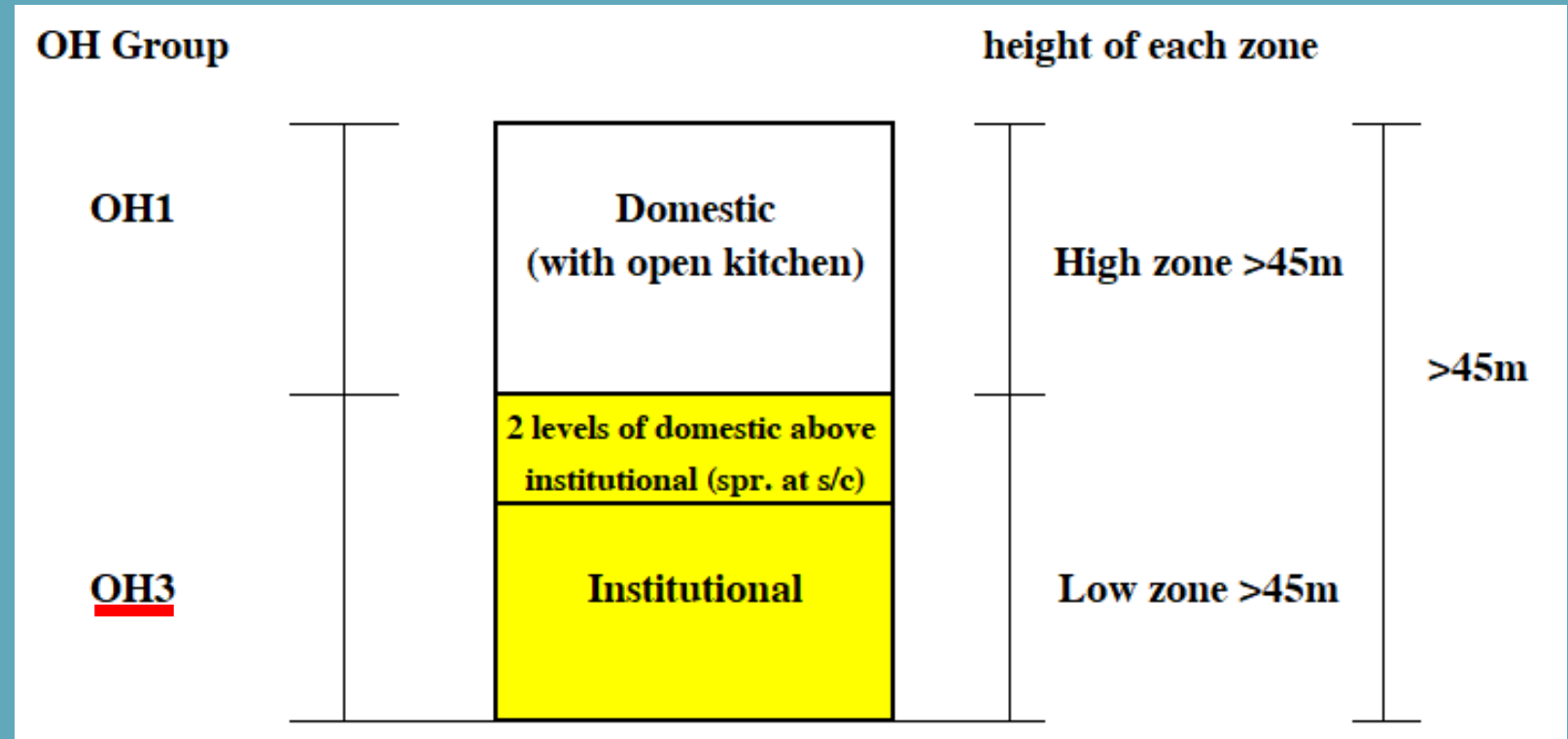
- 1) High-rise sprinkler system  
Scenarios for domestic building with clubhouse



## Scenario 2 :

Domestic building with clubhouse at lower floors  
(low zone exceed 45m)

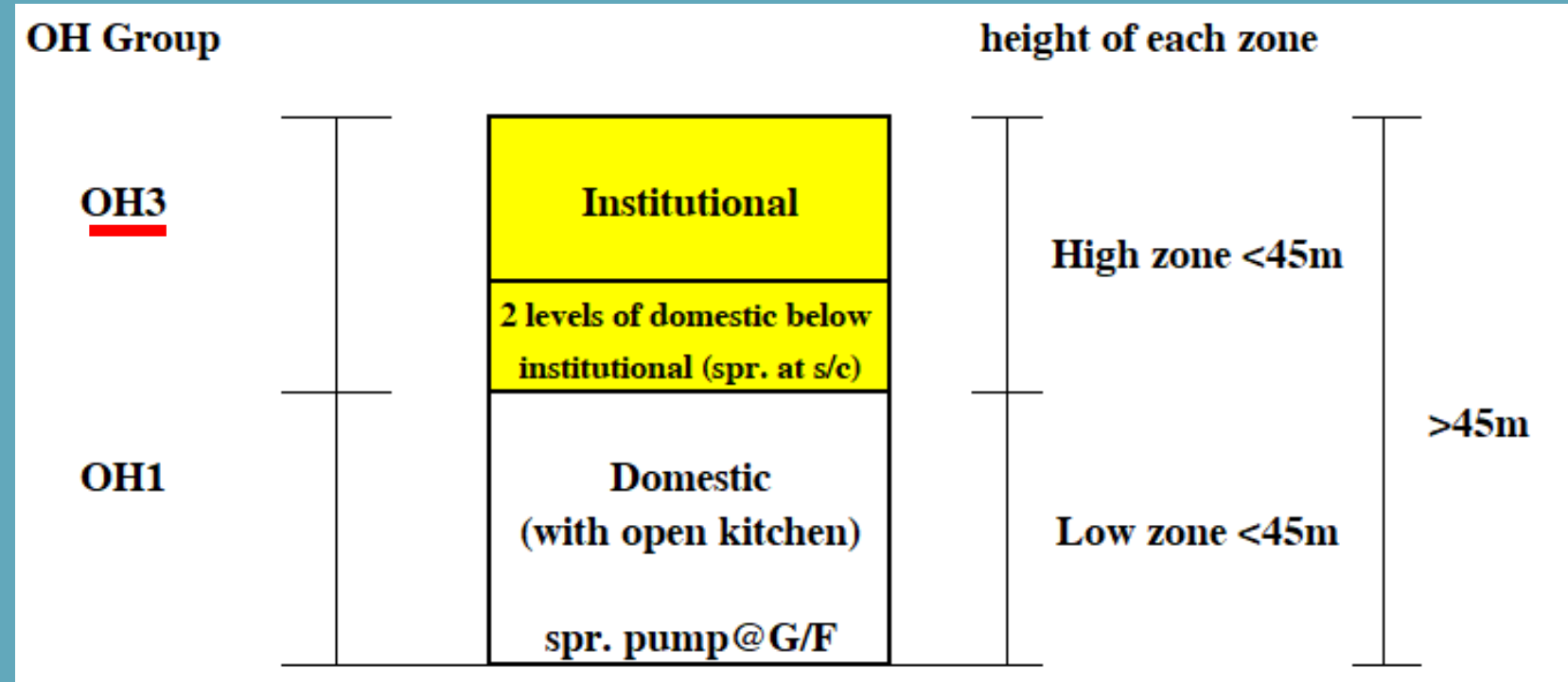
- 1) High-rise sprinkler system  
Scenarios for domestic building with clubhouse



### Scenario 3 :

Domestic building with clubhouse at upper floors (sprinkler pump on G/F)

- 1) High-rise sprinkler system
- Scenarios for domestic building with clubhouse

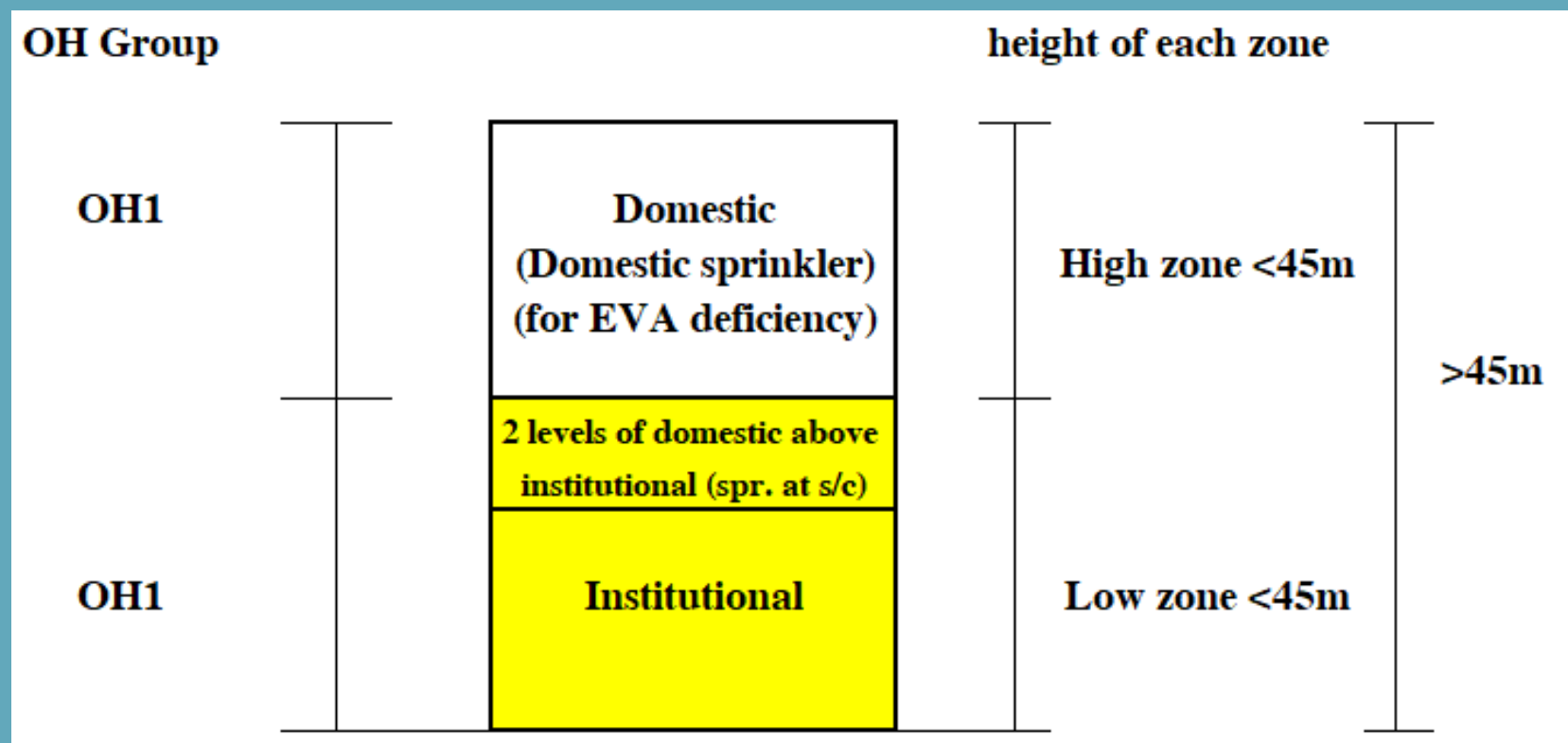


## Scenario 4 :

Domestic building with clubhouse at lower floors  
(domestic sprinkler due to EVA deficiency)

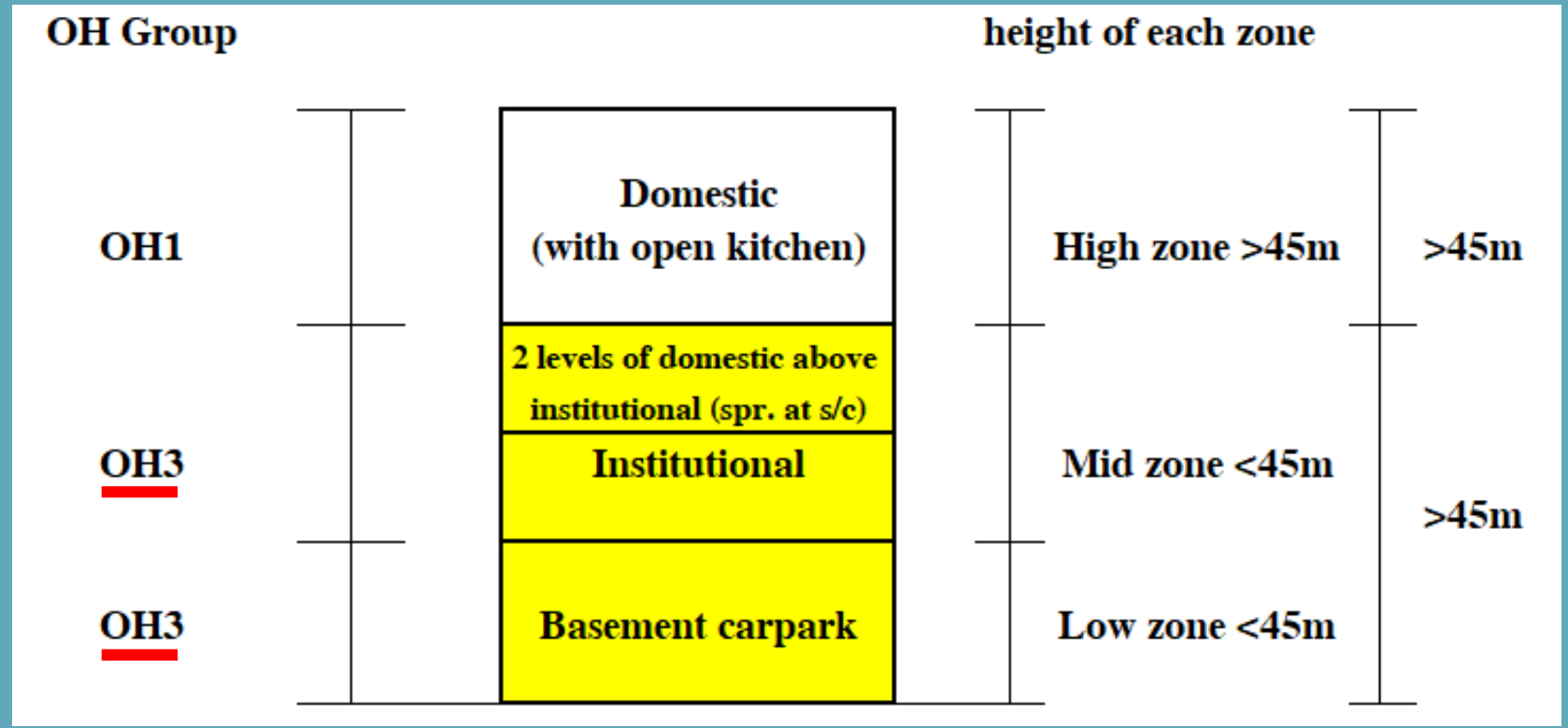
### 1) High-rise sprinkler system

Scenarios for domestic building with clubhouse



# Scenario : Building with basement

1) High-rise sprinkler system  
Scenarios for building with basement



## 2) Clarification for the sprinkler provision at composite building

- Sprinklers in the connected staircase of a composite building
- Sprinklers in the compartments at a storey with mixed occupancy

# Requirements

## 4.16 Composite buildings

*REQUIREMENTS—SYSTEMS/INSTALLATIONS/EQUIPMENT FOR:*

&

*EXTENT FOR:*

- (i) The fire service installations and equipment required for each of the various usages of a composite building shall conform to the relevant paragraph of this Code.
- (ii) For composite building with sprinkler system in non-domestic portion, the sprinklers in staircase (only those communicate with the domestic portion) should be extended to 2 more floors above or below the non-domestic portion and the sprinkler head should be of fast response type.

2) Clarification for the sprinkler provision at composite building

- Fast response type sprinkler
- In staircase extended to 2 more floors above or below the non-domestic portion



CODES OF PRACTICE  
FOR  
MINIMUM FIRE SERVICE INSTALLATIONS  
AND EQUIPMENT  
AND  
INSPECTION, TESTING AND MAINTENANCE OF  
INSTALLATIONS AND EQUIPMENT

September 2022



## 2) Clarification for the sprinkler provision at composite building

# Zoning arrangement

## **Fire Safety Standards Advisory Group (FSSAG)**

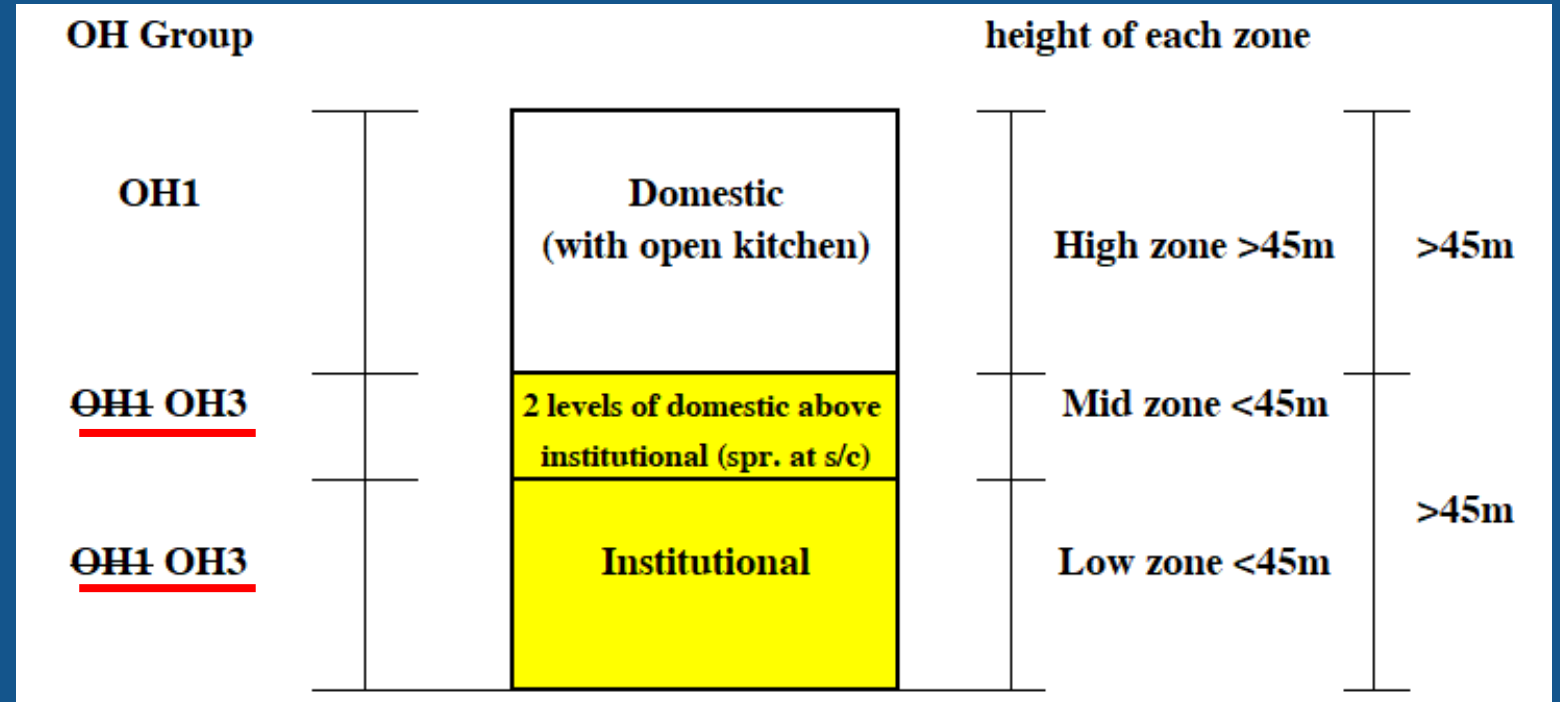
### **Matter Discussed in the 67<sup>th</sup> FSSAG Meeting held on 20 December 2021**

#### *4. Zoning Arrangement for Sprinkler Installation in Staircases of Domestic Floors*

The subject matter had been discussed and an agreed conclusion had been reached in the previous FSSAG meeting. It was reiterated that the design intended for Clause 4.16(ii) of FSD CoP was to prevent the fire spreading from the non-domestic provision to domestic portion. The design requirements, such as hazard level, installation details for those extended areas should follow the same requirement as that for non-domestic areas, regardless whether or not sprinklers were provided in the domestic portion.

## 2) Clarification for the sprinkler provision at composite building

### Scenario



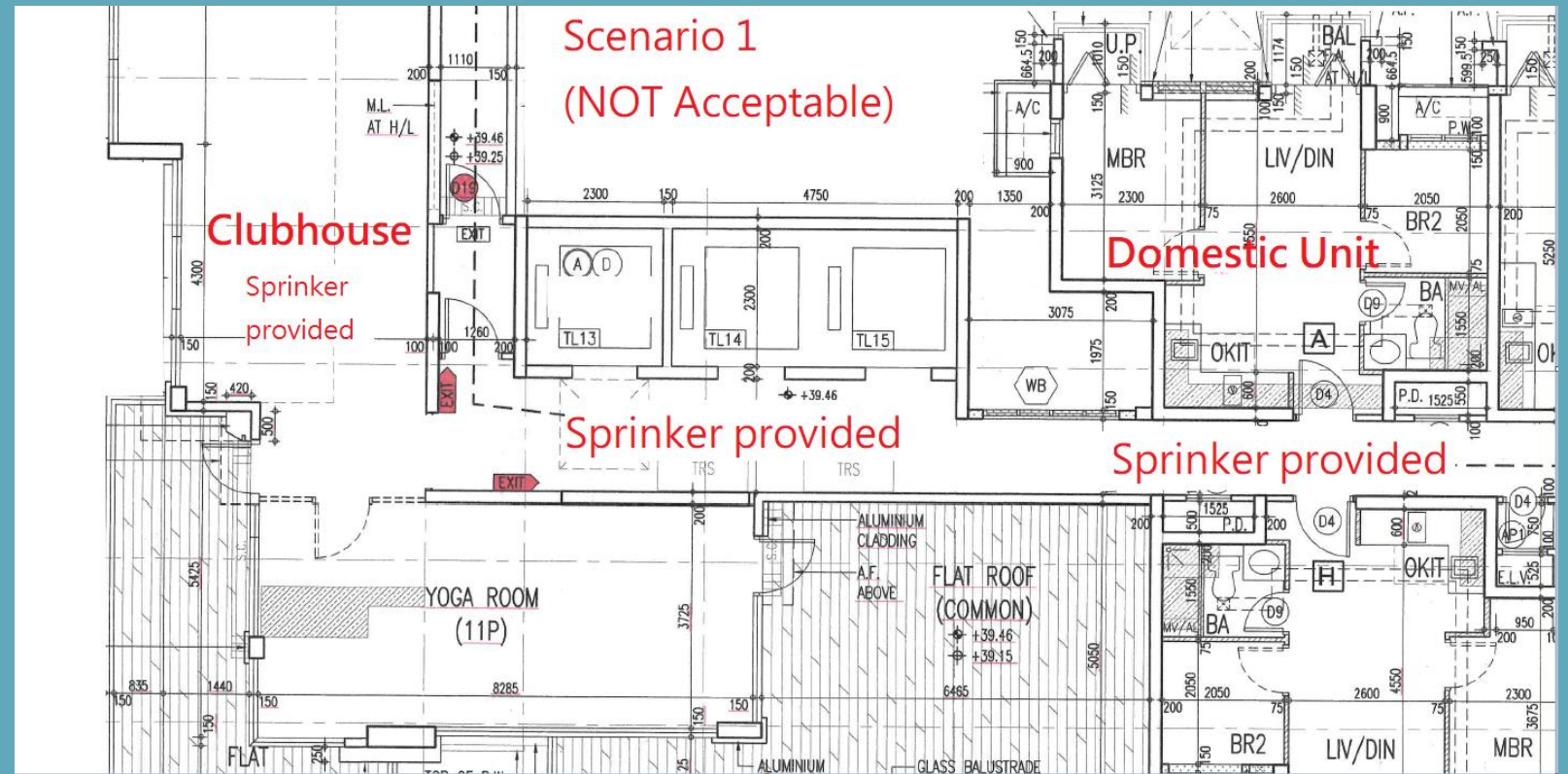
2) Clarification for  
sprinkler provision  
Mixed occupancy on  
the same storey

Mixed occupancy, e.g.: clubhouse and  
domestic unit on the same storey

Domestic portion and the non-domestic  
portion shall be separated by a  
sprinkler protected compartment

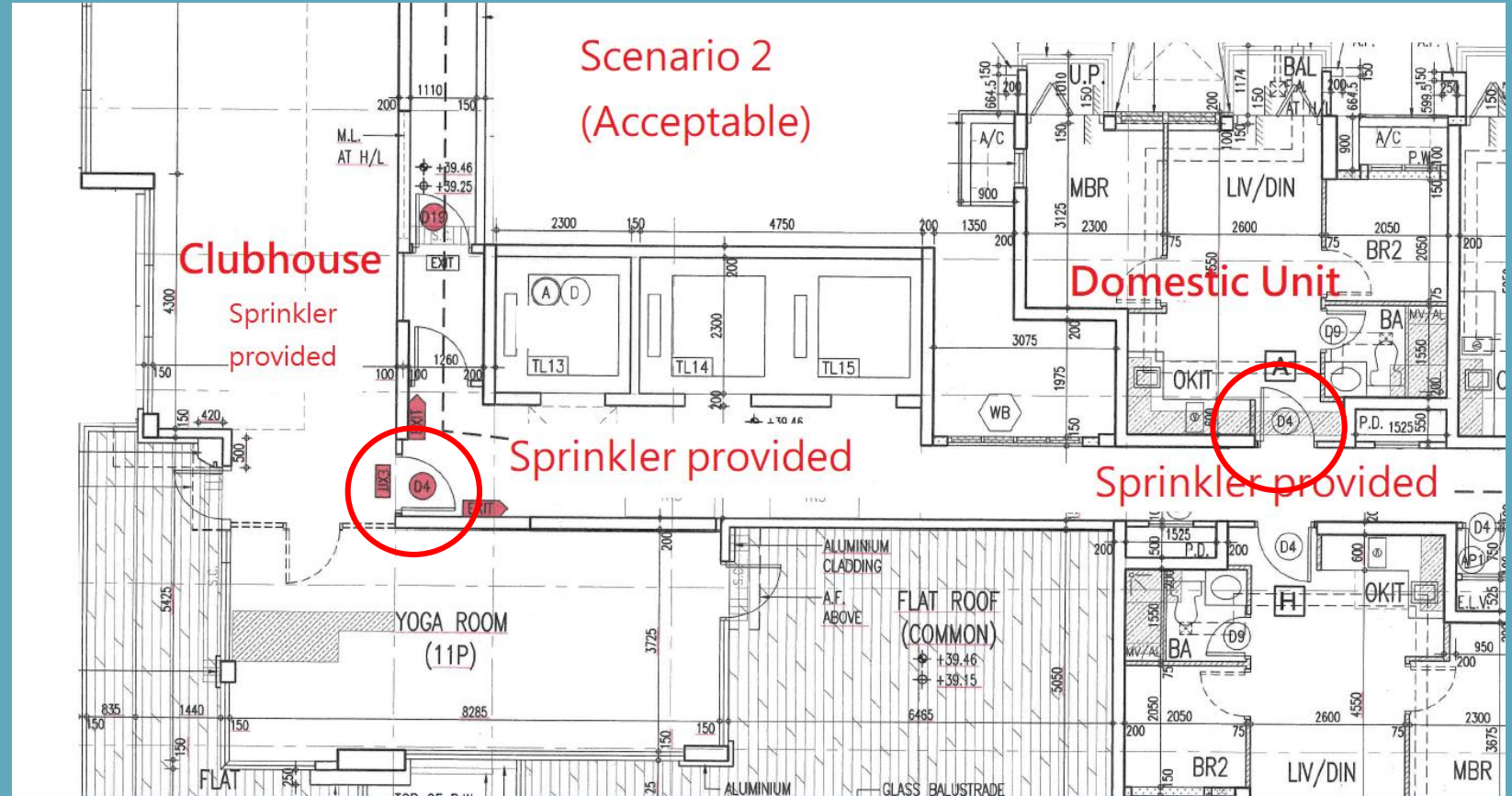
# Scenario 1 (NOT Acceptable)

2) Clarification for sprinkler provision  
Mixed occupancy on the same storey



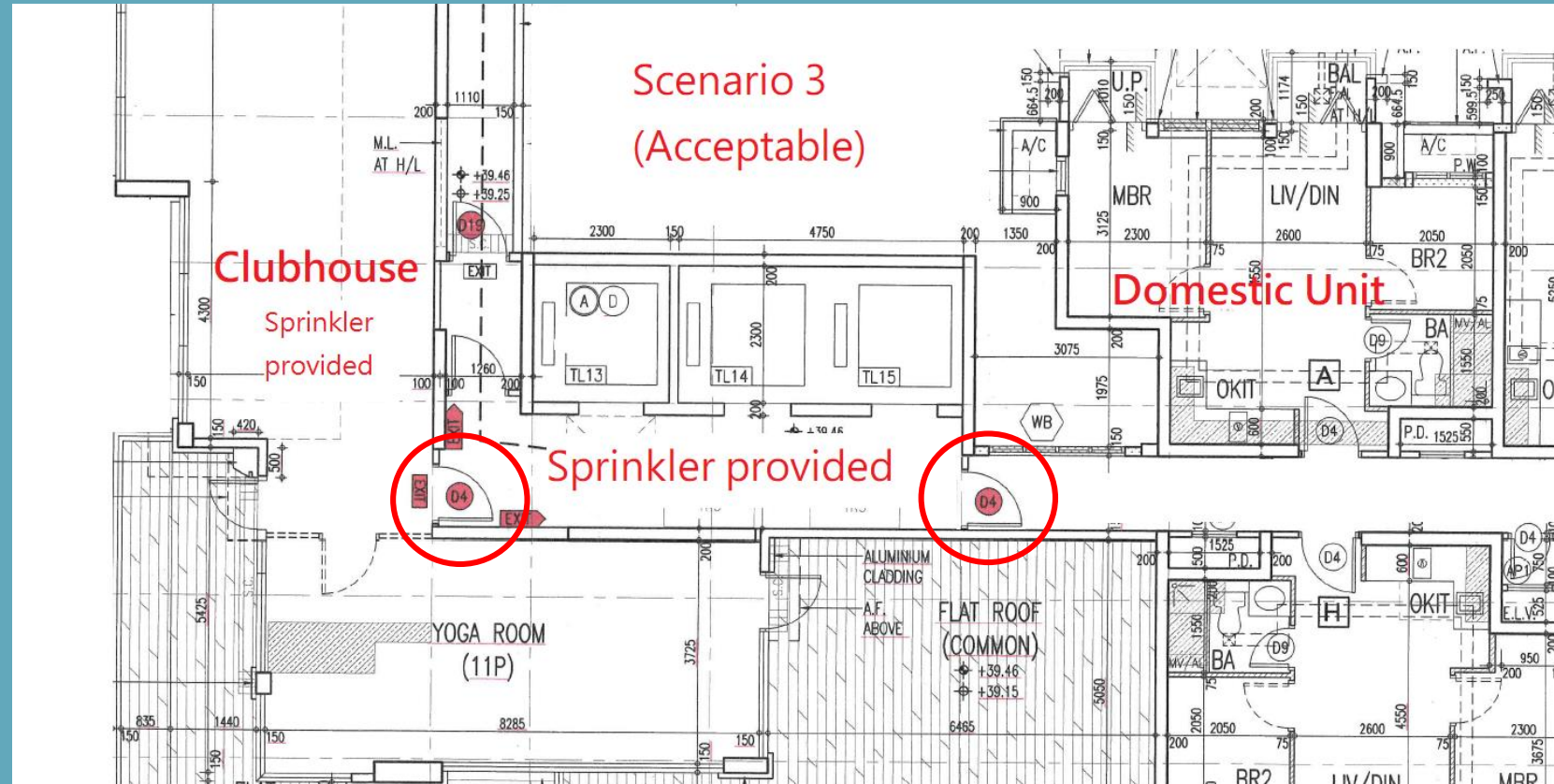
# Scenario 2 (Acceptable)

2) Clarification for sprinkler provision  
Mixed occupancy on the same storey



# Scenario 3 (Acceptable)

2) Clarification for sprinkler provision  
Mixed occupancy on the same storey



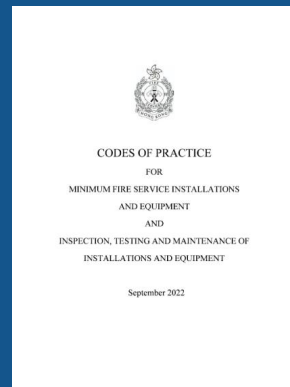
### 3) Sprinkler requirements in Car Parking Facilities

## Car Ports

A covered parking area open for its entire length or width on at least two sides

## Garages

A covered parking area enclosed by walls, with or without windows, on more than two sides



### 3) Sprinkler requirement in Car Ports

CoP 2022

#### 4.9 Car ports

*REQUIREMENTS*—SYSTEMS/INSTALLATIONS/EQUIPMENT FOR:

- (i) Emergency lighting
- (ii) Exit sign
- (iii) Fire alarm system
- (iv) Fire detection system
- (v) Fire hydrant/hose reel system
- (vi) Fireman's emergency switch
- (vii) Fireman's lift
- (viii) Portable hand-operated approved appliance

## FSI requirements for carports in CoP 2022



CODES OF PRACTICE  
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AND EQUIPMENT  
AND  
INSPECTION, TESTING AND MAINTENANCE OF  
INSTALLATIONS AND EQUIPMENT

September 2022



### 3) Sprinkler requirement in Car Ports

FSD CL 1/2023

#### **FSD Circular Letter No. 1/2023** **Sprinkler System for Car Ports**

To better protect lives and properties at car ports, the review concludes that additional fire safety requirement, i.e. provision of sprinkler system for car ports with total floor area exceeding 230m<sup>2</sup>, has to be imposed. A consultation exercise which extensively

Sprinkler required for carport exceeding 230m<sup>2</sup>  
according to FSD CL 1/2023

Hazard Group : OH II

### 3) Sprinkler requirement in Garages

CoP 2022

#### 4.26 Garages

##### *REQUIREMENTS—SYSTEMS/INSTALLATIONS/EQUIPMENT FOR:*

- (i) Automatic actuating devices
- (ii) Emergency lighting
- (iii) Exit sign
- (iv) Fire alarm system
- (v) Fire detection system
- (vi) Fire hydrant/hose reel system
- (vii) Fireman's emergency switch
- (viii) Fireman's lift
- (ix) Portable hand-operated approved appliance
- (x) Sprinkler system
- (xi) Ventilation/air conditioning control system

## Extent

- (x) 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.

Hazard Group : OH II

3) Sprinkler requirement  
in Loading / unloading  
area

Hazard Group : OH II or above

The hazard group of the loading/unloading area shall be OH II or the highest hazard group of the building, whichever the higher

e.g. Hazard group of the loading/unloading area of a shopping arcade : OH3

#### 4) Exemption of sprinkler

Exemption of sprinkler (in accordance with local modification) :-

- 1) Ceiling or floor void –
  - i) FSD Circular Letter 3/2006
  - ii) Technical Guidance
  
- 2) Under canopies
  - i) FSD Circular Letter 3/2006

**FSD Circular Letter No. 3/2006**  
**Specification for Automatic Sprinkler Installations**

4) Exemption of  
sprinkler at ceiling  
or floor void

BSEN 12845:2003

FSD CL 3/2006

Should the space be physically not adequate and not feasible for sprinkler installation, this should state clearly in the fire service notes of general building plans submission for FSD's acceptance. However, the concealed space shall not contain any combustible materials.

Enquiry for exemption of sprinkler at floor void was required

## 4) Exemption of sprinkler at ceiling or floor void

BSEN 12845:2015  
Technical Guidance

### 5 Extent of sprinkler protection



**Clause 5.4** should be revised and read as

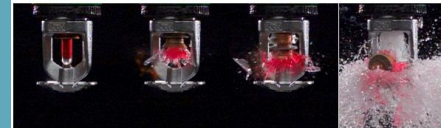
“Sprinkler protection of concealed space is not required, if the maximum height of the concealed space at ceiling or floor is not more than 300mm in space and containing no other materials except: -

- Bare metal pipework
- Metallic floor box
- Cables (with voltage less than 250V, single phase) in metallic conduit or trunking
- Cables complying with FSD CL No. 2/2017 Minimum Fire Resisting Cable Requirements for Fire Service Installations”

Enquiry was not required  
subject to the compliance of  
the above conditions



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**FSD Circular Letter No. 3/2006**  
**Specification for Automatic Sprinkler Installations**

4) Exemption of  
sprinkler under  
canopies

FSD CL 3/2006

**Sprinkler protection need not be provided for all external canopies where goods are not stored or handled.**

Examples of disapproved cases if canopies situated above

DG Store

Refuse room

Commercial premises

#### 4) Exemption of sprinkler under canopies

#### Reminders

Written enquiry shall be submitted

- At an appropriate stage
- Considerable time before FSI inspection
- Ensure the enquiry letter contains all cases of applications



## 5) Sprinkler components

Sprinkler inlets

Sprinkler Control valve sets

Sprinkler pumps and sprinkler pumps room

## 5) Sprinkler inlets

✎ The following new Clause 9.8 should be added and read as

### “9.8 Sprinkler inlet

Sprinkler inlet shall be provided to the system.

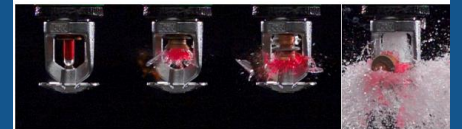
- Number of sprinkler inlet to be provided should be sufficient to feed in the required water flow rates according to revised TB210 T5 with the maximum water flow rate of each sprinkler inlet should be not more than 2000 l/min.
- At least Two sprinkler inlets shall be provided for high rise installation. Additional sprinkler inlets may be requested by FSD.
- All sprinkler inlets of the same 45m Installation Zone shall be interconnected.
- Pipe size shall be the same as control valve size.”

Note: This is to meet local requirement.

- Number of inlets
- Interconnection



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### TECHNICAL GUIDANCE

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September 2020

## 5) Sprinkler inlets

### Number of inlets

At least Two sprinkler inlets shall be provided for high rise installation. Additional sprinkler inlets may be requested by FSD.

High rise installation - at least two inlets

Additional sprinkler inlets may be requested  
e.g. Split-access, extensive site area

Number of sprinkler inlet to be provided should be sufficient to feed in the required water flow rates according to revised TB210 T5 with the maximum water flow rate of each sprinkler inlet should be not more than 2000 l/min.

High hazard storage

## 5) Sprinkler inlets


### Interconnection

To facilitate operational efficiency

All sprinkler inlets shall be interconnected

Unless specific restriction

## 5) Location of Sprinkler control valve set

 **Clause 8.4** should be revised and read as

“Water supply equipment, such as pumps, pressure tanks and gravity tanks, shall not be housed in sections of premises in which there are hazardous processes or explosion hazards. The water supplies, pumps, stop valves and control valve sets shall be installed such that they are safely accessible even in a fire situation and the place should be adequately ventilated; control valve set(s) shall be at a fire services access level and readily accessible when responding to a fire.”

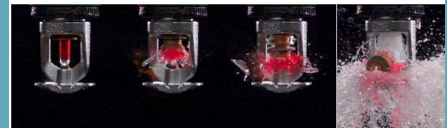
Notes:

- i) This is to suit local practice and provide safer condition for maintenance and operation.
- ii) This is to facilitate FSD personnel to gain direct access to control valve set(s) in operation.

# Sprinkler C/V shall be located at G/F



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## TECHNICAL GUIDANCE

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for Automatic Sprinkler Installations 2015

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September 2020

## 5) Location of Sprinkler control valve set

**Fire Safety Standards Advisory Group (FSSAG)**  
**Matter Discussed in the 68<sup>th</sup> FSSAG Meeting held on 19 May 2022**


**3. *Market Available Maximum Working Pressure of Sprinkler Alarm Valve***

It had been discussed and agreed in the last FSSAG meeting that it was a general practice for the sprinkler alarm valve to be re-located to higher floor for some super high-rise building, if overpressure was unavoidable. It was advised that the applications for such arrangement had been received in the past few months and permissions had been granted on project basis. Since

Sprinkler C/V proposed at higher floor

Approval granted on project basis

## 5) Access to Sprinkler Pumps Room

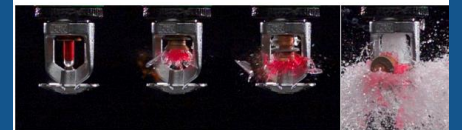
 The following new paragraph for TB210.3.1.2 should be added at the end  
“Requirement on Sprinkler pump room

The sprinkler pumps and the jockey pump shall be housed in suitable dedicated pump room. The access to the pump room shall be via an exit, exit route and/or required staircase in compliance with the Means of Escape requirements in the Code of Practice for Fire Safety in Buildings. Access via a cat ladder is not acceptable. Such pump room shall be clearly marked in English and Chinese characters for its purpose and suitably locked to prevent unauthorized tampering of the pumps. A lockable access door shall be provided to the pump room. The door opening shall be of sufficient dimensions to permit easy access of personnel and the removal and replacement of equipment within the pump room.

Access via cat ladder to  
sprinkler pump room is not  
acceptable



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### TECHNICAL GUIDANCE

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September 2020

## 5) Layout of Sprinkler Pumps Room

There shall be sufficient internal clear space and headroom (not less than 2m floor to ceiling clear height) for carrying out installation, servicing and maintenance safely. A clear space of not less than 450mm shall be maintained on two sides of each set of sprinkler pump and driver (excluding jockey pumps), i.e. one of the longer sides of the pump and driver, and the side facing the end of the driver. If two nos. of sprinkler pumps had been installed closely, the clear space of not less than 450mm between two sprinkler pumps can be shared.

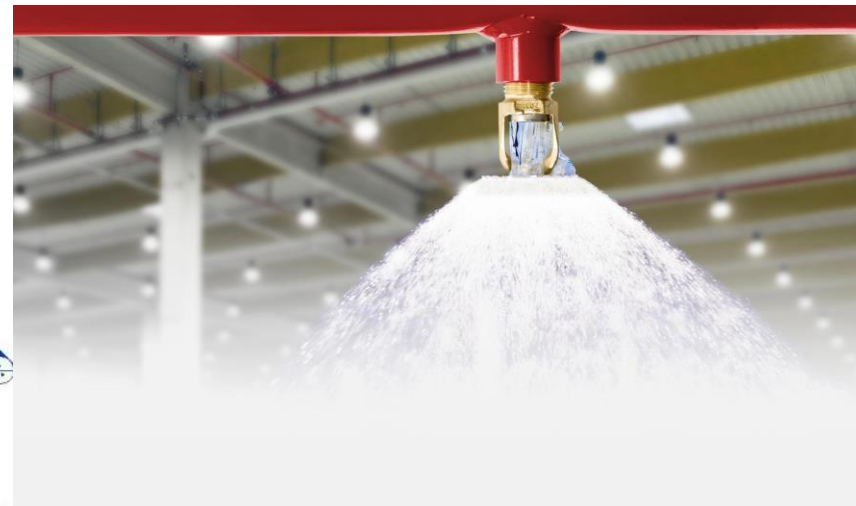
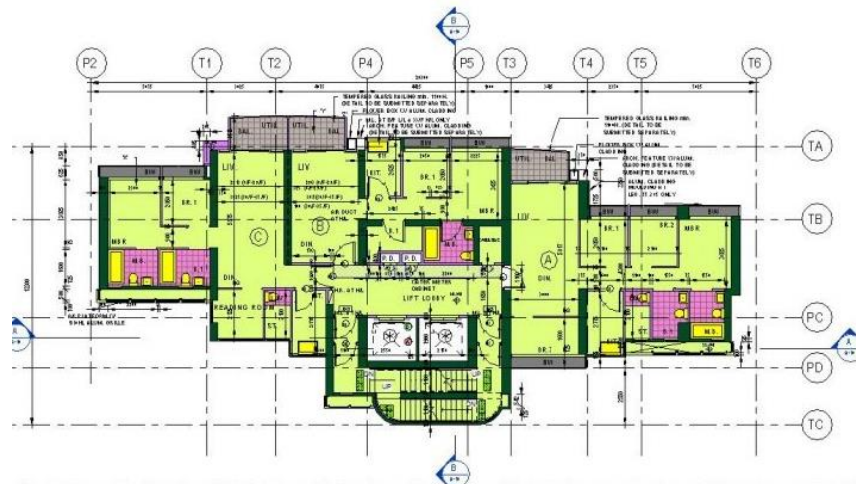
A clear space of not less than 600mm shall be maintained in front of the pump control panel. The switches, buttons and indicators at the pump control panel shall be installed at a level between 300mm and 2,000mm above the finished floor level. The pump panel and associated power supply facilities are preferable to be located near the entry.”

Note: This is to standardize the requirement for sprinkler pump room for installation and maintenance work.

Size and configuration of sprinkler pump room shall be reasonably designed



Thank you



# Facilitation Measures on FSI Drawings (FSI/314C) Submission (Approval in Principle of FSI Drawings) and Case Sharing

Fire Safety Command  
Building Improvement Division 2



# Content

- Documents required for FSI/314C submission
- Facilitation measures on FSI plans Submission (Approval in principle)
- Case sharing

# Documents required for FSI/314C submission - General Requirements

- ▶ **THREE (3)** sets of FSI plans (with at least 2 sets in colour)
- ▶ Duly completed and signed Form of FSI/314C

# Documents required for FSI/314C submission - Supporting Documents

1. Employment / Nomination / Authorization letter from the Incorporated Owner (I.O.) / Owner(s) for FSI submission

# Documents required for FSI/314C submission - Supporting Documents

For direct-feed type improvised sprinkler system / direct-feed type improvised hose reel system (FSD Circular Letter 2/2016)

2. Advisory letter from Water Supplies Department (WSD) provides the following information:
  - ◆ Minimum water supply pressure for the area of the building;
  - ◆ Size of the connection point &
  - ◆ Location of connection point

# Documents required for FSI/314C submission - Supporting Documents

For direct-feed type improvised sprinkler system / direct-feed type improvised hose reel system (FSD Circular Letter 2/2016)



水務署  
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 :

Our ref. :

來函檔號 :

Your ref. :

電話

Tel. : 2824 5000

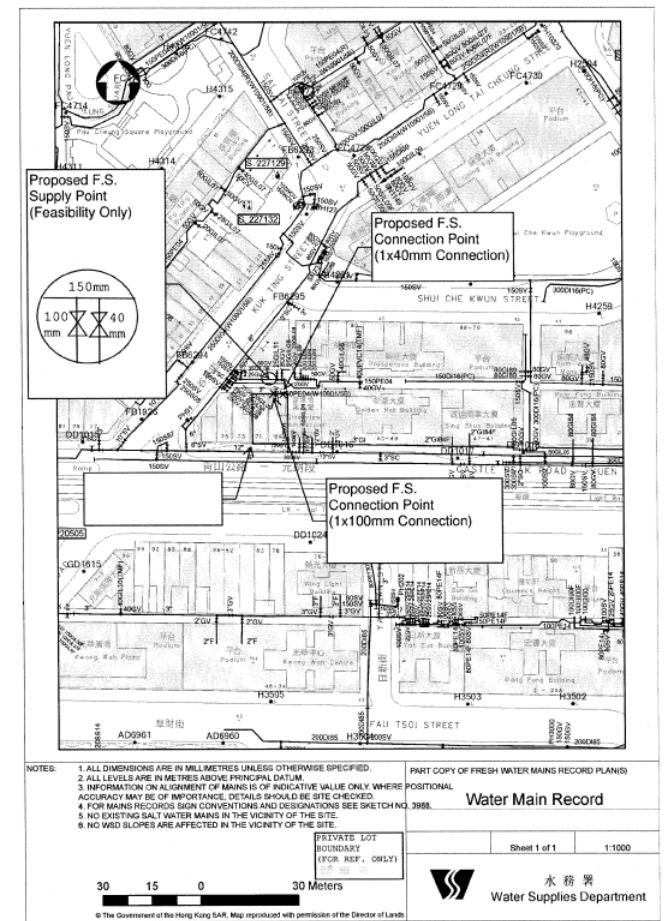
傳真

Fax. : 2802 7333

先生/女士 :

用水樓宇 :

現特告知，本署原則上並不反對敷設兩段駁喉(直徑100毫米及直徑40毫米)至上址(現存大廈)作消防用途。該區的最低供水水壓為30米。用水將由位於樓宇北面的直徑150毫米水管供應，而該水管由一端入水，在制水期間會受供水限制。供水的來源是源是凹頭主食水配水庫，其最高蓄水位為主水平基準對上96.0米。請注意，你的樓宇的消防供水最高靜水水壓，可按該配水庫的最高蓄水位作出估計，但日後供水來源如有改變，該水壓亦會隨之改變。為此，現建議你依據最低水壓進行水管設計。再者，本署不能保證供水不會中斷。



# Documents required for FSI/314C submission - Supporting Documents

For fire service installations involved alteration and addition (A&A) building works (Minor Works excluded)

3. Record of submission to Buildings Department (BD), OR approved record from BD includes:
  - ◆ Covering letter &
  - ◆ Building plans for alteration and addition (A&A) works





# Documents required for FSI/314C submission - Supporting Documents

For those fire service installations involved particular portions of the building under common ownership or owned by another party

4. Consent letter (同意及不反對書) from individual owner(s) or owner's corporations for no objection on the such fire service installation(s) passing through / occupied their owned units / areas

# Documents required for FSI/314C submission - Supporting Documents

5. Confirmation letter(s) from the Incorporated Owner (I.O.) / Owner(s) for some voluntary FSI proposals which are not included in the Fire Safety Direction's requirements
6. Key equipment catalogues (if applicable)
7. Photos, hydraulic calculations (if applicable)

# Facilitation measures on FSI plans submission (Approval in principle)

消防處  
消防安全總區  
樓宇改善課 1/2



FIRE SERVICES DEPARTMENT  
FIRE SAFETY COMMAND  
BUILDING IMPROVEMENT DIVISION 1/2

本處檔號 OUR REF.:  
來函檔號 YOUR REF.:  
圖文傳真 FAX:  
電 話 TEL. NO.:

dd MMMM yyyy

Name of FSIC  
Corresponding address  
(Attn. : Mr. XXXX.XXX-xxx)

Dear Sir/Madam,

Address : Address of the building / premises

Proposal : Fire Service Installation Plans

This is to inform you that the fire service installation (“FSI”) plans you submitted on dd MMMM yyyy have been approved by this department in principle. Before proceeding with the fire safety improvement works, you are required to submit the following documents for our acceptance:

- i. A copy of the documents you submitted to the Buildings Department or the Independent Checking Unit under the Housing Bureau for approval of the building plans for alteration and addition works related to FSIs, such as water tank on roof;
- ii. A copy of the advisory letter issued by the Water Supplies Department regarding the working pressure of town mains nearby, as well as the connection points for the direct-feed type improvised sprinkler system and improvised hose-reel system; and
- iii. The consent letter(s) from the owners concerned and/or the owners’ corporation(s) if the portion(s) of the building involved in the FSI-related works (e.g. roof of the building) is/are under common ownership or owned by another party.

Outstanding supporting document(s) will be listed in the approval letter (FS/BIS/BI/317)

# Facilitation measures on FSI plans submission (Approved in principle)

Registered Fire Service Installation Contractor (RFSIC)/ Consultant submit FSI/314C drawing submission to FSD BI Divisions

If the FSI/314C drawing submission was found technically feasible but the supporting documents (items 2, 3 & 4) are yet to be provided by the RFSIC/Consultant, the relevant submission may be **approved in principle**

The RFSIC/Consultant submit the outstanding supporting documents (items 2, 3 & 4) to BI Division 1 or BI Division 2 for acceptance before proceeding with the FSI works

BI Division checked and accepted the supporting documents. The RFSIC will be advised to proceed the FSI works as soon as possible

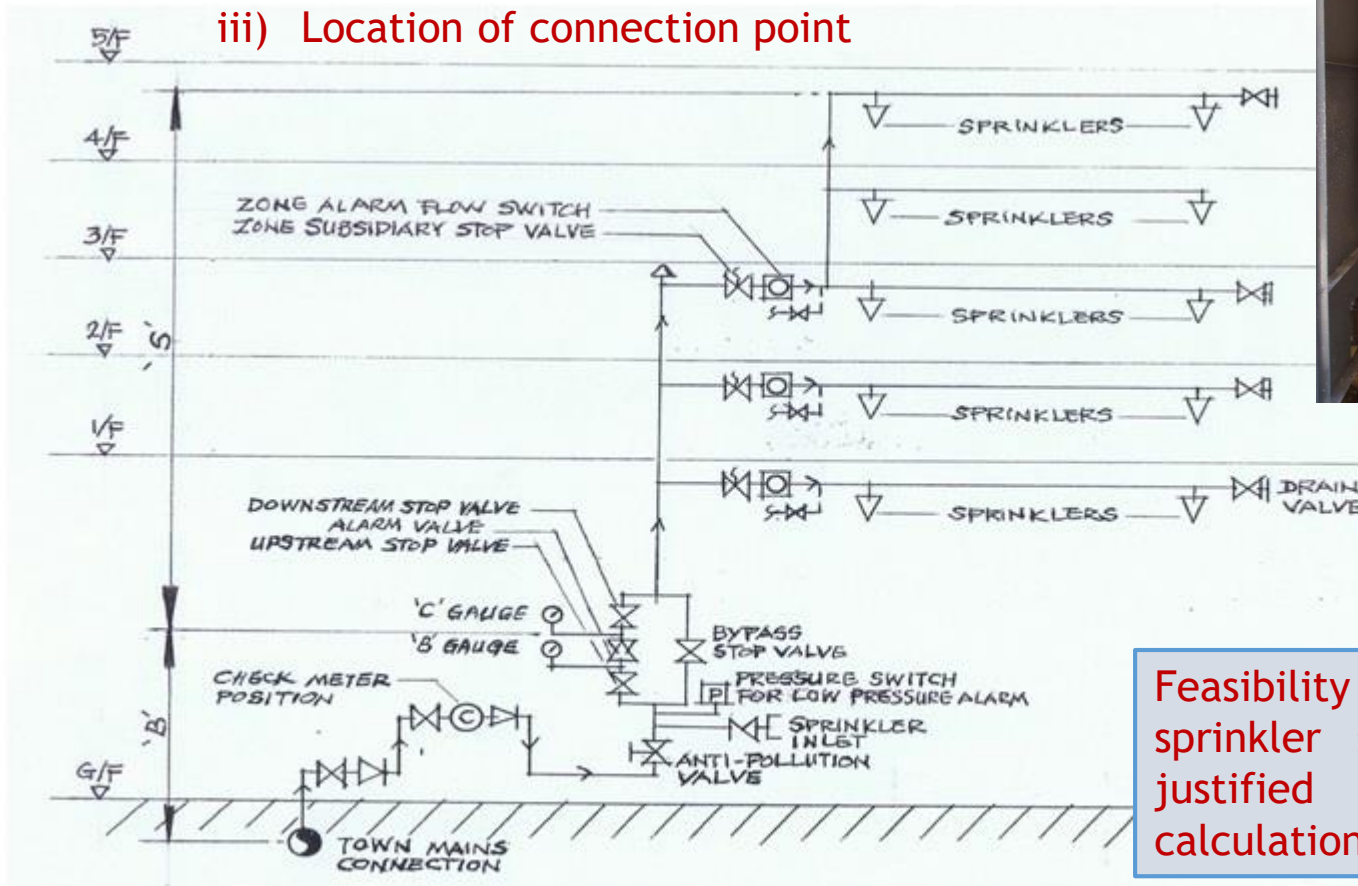
# Facilitation measures on FSI plans submission (Approved in principle)

Item	Supporting documents	FSI plans (Approved in principle)	Proceed with the FSI works
1	Employment / Nomination / Authorization letter (業主授權信)	✓	
2	WSD's advisory letter (applicable for direct-feed type improvised sprinkler /improvised hose reel system)	yet to be provided	✓
3	Submission / approved record of A&A building works for FSIs	yet to be provided	✓
4	Consent letter from I.O. / individual owner(s) (業主同意及不反對書)	yet to be provided	✓
5	Confirmation letter for those voluntary FSI upgrading works	✓	
6	Key equipment catalogues (if applicable)	✓	
7	Photos, hydraulic calculations (if applicable)	✓	

# Case sharing - Improvised sprinkler system (direct-feed type)

WSD's advisory letter is required

- i) minimum town mains pressure;
- ii) size of supply pipe connection &
- iii) Location of connection point



Feasibility of improvised sprinkler system to be justified by hydraulic calculations

**Schematic Piping Diagram for An Improvised Sprinkler System with Direct Water Town Mains Connection**

# Case sharing - Improvised hose reel system (direct-feed type)












WSD's advisory letter is required

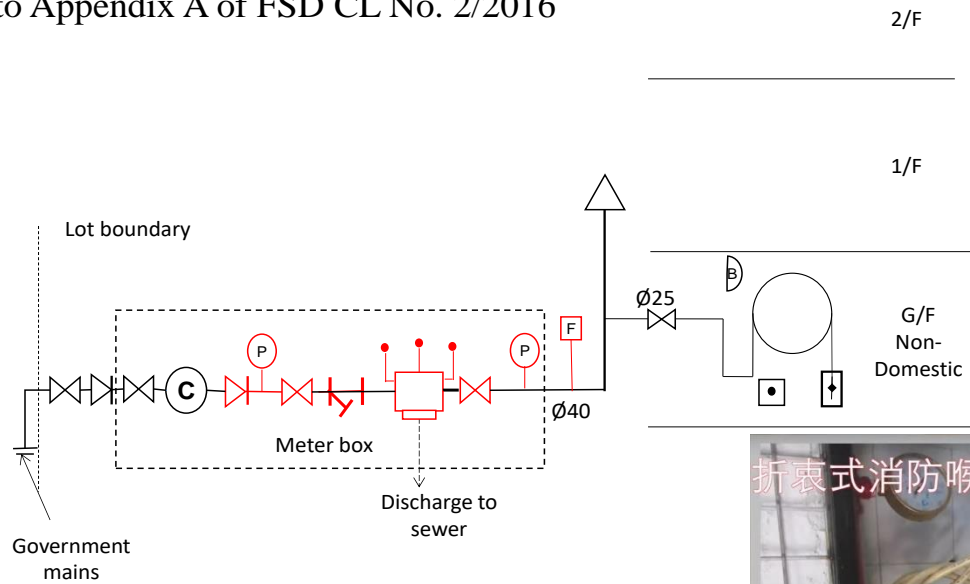
- i) minimum town mains pressure;
- ii) size of supply pipe connection &
- iii) Location of connection point

## Schematic Piping Diagram For Improvised Hose Reel System (Direct-feed type)

- Refer to Appendix A of FSD CL No. 2/2016

### Legend

	Manual fire alarm call point
	Hose reel
	Backflow preventer
	Fire alarm bell /Sounder
	Check valve
	Gate valve
	Flow switch
	Pressure gauge
	Check meter
	Automatic air vent
	Strainer



Feasibility of improvised hose reel system to be justified by hydraulic calculations





# Case sharing - Alteration and addition of building works for FSIs

For building works fall within the scope of Minor Works Control System - Appendix A, FSD Circular Letter No. 6/2020

**Appendix A**

## Examples of Minor Works Item for the Installation of FS Pump / Supply Tank

	Minor Works Item	Conditions of Minor Works Item	Classification of Works
1.	Erection or alteration of any glass reinforced polyester water tank <sup>(i)</sup> on-grade or on a slab (other than a cantilevered slab)	(a) the works do not involve the alteration of any other structural elements; (b) the capacity of the tank is not more than 4.5 m <sup>3</sup> ; and (c) the works do not fall within the description of item 3 of Part 2 of Schedule 2 or item 2.3 <sup>(ii)</sup> of Building (Minor Works) Regulation.	Class I Minor Works Item 1.49
2.	Erection or alteration of any supporting structure for a building services installation (such as FS pump over and including 200 kg), or any metal casing for such an installation, on-grade, on a canopy (other than a cantilevered slab) or on a roof (other than a cantilevered slab)	(a) the works do not involve the alteration of any other structural elements; (b) for a supporting structure, the height of the structure, which is designed for the building services installation, is not more than 1.5 m; (c) for a casing— (i) the weight of the casing is not more than 10% of the weight of the building services installation; and (ii) the inner surface of the casing and the installation are not more than 200 mm apart in all directions; and	Class I Minor Works Item 1.50
3.	Erection or alteration of any supporting structure for a building services installation (such as FS pump not more than 200 kg), or any metal casing for such an installation, on-grade or on a roof (other than a cantilevered slab and an inaccessible roof) of a building	(a) the works do not involve the alteration of any other structural elements; (b) for a supporting structure— (i) the structure is designed for a building services installation— (A) of not more than 200 kg in weight; and (B) the average weight of which is not more than 100 kg per m <sup>2</sup> of the ground area (if the structure is located on-grade) or slab area (if the structure is located on a roof); and (ii) the height of the structure, which is designed for the building services installation, is not more than 1.5 m; and (c) for a casing— (i) the weight of the casing is not more than 10% of the weight of the building services installation; and (ii) the inner surface of the casing and the installation are not more than 200 mm apart in all directions.	Class III Minor Works Item 3.50

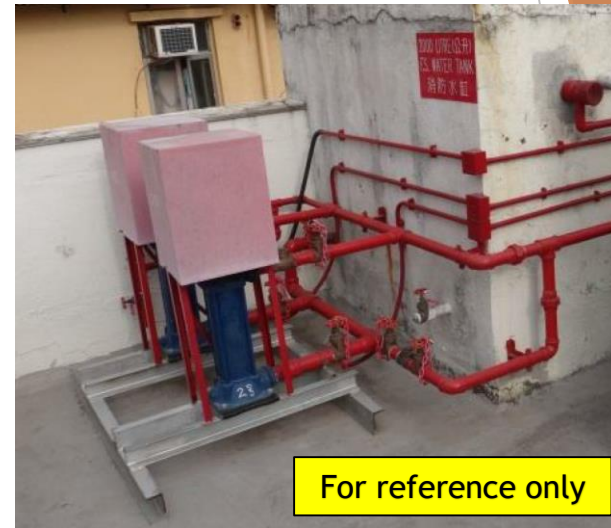
The submission of A&A plans is not required together with the FSI/314C drawing submission

<sup>(i)</sup> The works include associated supporting structure.

<sup>(ii)</sup> For the detail of “item 3 of Part 2 of Schedule 2”, “item 2.3” and “item 3.50”, please refer to Building (Minor Works) Regulation.

# Case sharing - Alteration and addition of building works for FSIs

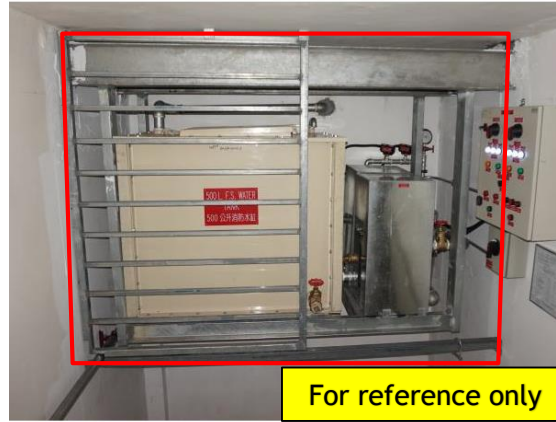
For building works fall within the scope of Minor Works Control System - Appendix A, FSD Circular Letter No. 6/2020



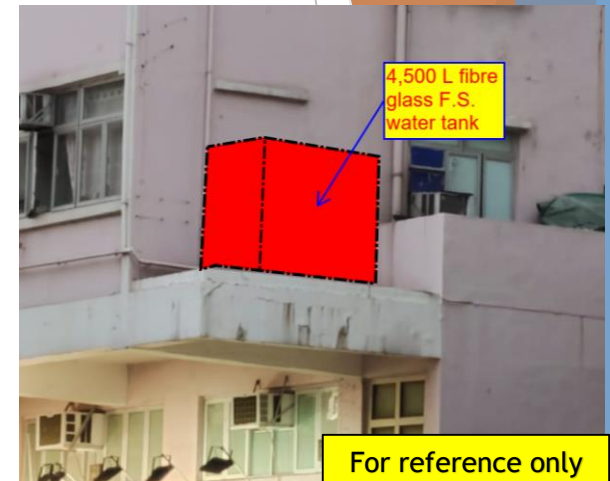
	Class I	Class II	Class III
Complexity and level of risk	High	Medium	Low
Minor works items	58 Items	68 Items	61 Items
Appointed person to prepare and sign prescribed plans	The submission of A&A plans is <u>not required</u> together with the FSI/314C drawing submission		
Submit documents before commencement of works	Minimum 7 Days	Minimum 7 Days	Not required
Submit documents after completion of works	Within 14 Days	Within 14 Days	Within 14 Days

# Case sharing - Alteration and addition of building works for FSIs

For building works do not fall within the scope of Minor Works Control System



FS water tank/FS water pumps inside stairway/stairhood

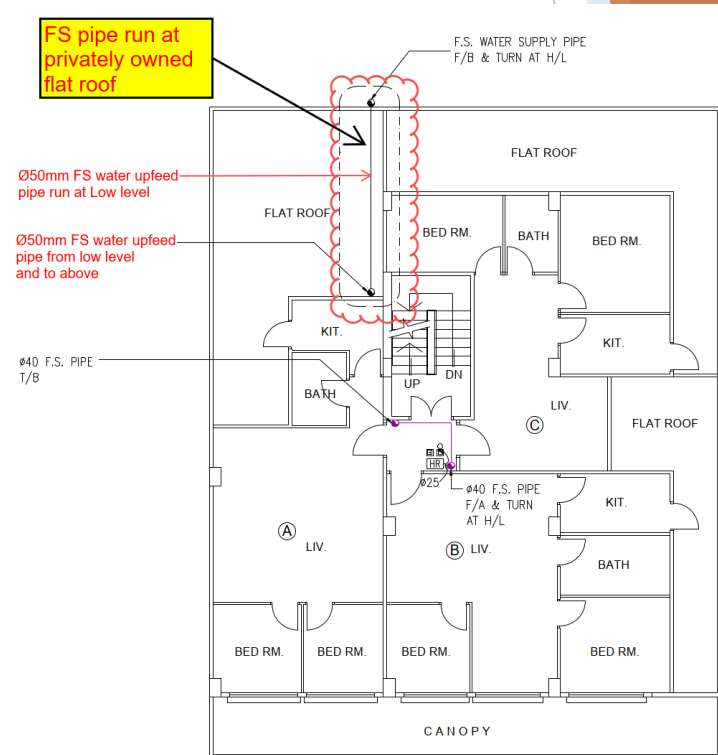


FS water tank/FS water pumps on a cantilevered slab

The submission of A&A plans is required together with the FSI/314C drawing submission

# Case sharing - portion(s) of the building involved in the FSI-related works are under common ownership or owned by another party

Consent letter (同意及不反對書) from individual owner(s) or owner's corporations for no objection on the such fire service installation(s) passing through / occupied their owned units / areas





**Thank You**



樓宇改善支援中心

Building Improvement Support Centre

消防處樓宇改善支援中心





## 法例背景

- 關注舊式樓宇消防安全隱患，致力提升舊樓的消防安全水平
- 三條《條例》
  - 《消防安全（商業處所）條例》（第502章）
  - 《消防安全（建築物）條例》（第572章）
  - 《消防安全（工業建築物）條例》（第636章）
- 規定於1987年3月1日或之前建成或首次呈交建築圖則的商業、綜合用途、住用用途和工業樓宇（目標樓宇）的消防安全標準提高至現代水平
- 向業主及／或佔用人發出「消防安全指示」
- 為住戶和市民提供更佳的保障



# 消防改善工程要求

條例	監管範圍	消防處		屋宇署
		消防裝置或設備		消防安全建造
		擁有人	佔用人	擁有人
消防安全（商業處所） 條例（第502章）	- 訂明商業處所 - 於1987年3月或之前建成或首次呈交建築圖則的指明商業建築物	1) 自動噴灑系統 2) 消防栓及喉轆系統 3) 手控火警警報系統 4) 緊急照明 5) 機械通風自動中斷操作裝置	1) 緊急照明 2) 機械通風自動中斷操作裝置 3) 滅火筒	1) 逃生途徑 2) 樓宇耐火結構 3) 消防和救援 進出途徑
消防安全（建築物） 條例（第572章）	於1987年3月或之前建成或首次呈交建築圖則的綜合用途建築物或住用建築物	1) 自動噴灑系統 2) 消防栓及喉轆系統 3) 手控火警警報系統 4) 緊急照明 5) 機械通風自動中斷操作裝置	1) 緊急照明 2) 機械通風自動中斷操作裝置	
消防安全（工業建築物） 條例（第636章）	於1987年3月或之前建成或首次呈交建築圖則的工業建築物	1) 自動噴灑系統 2) 消防栓及喉轆系統 3) 手控火警警報系統 4) 緊急照明 5) 機械通風自動中斷操作裝置 6) 出口指示標誌 7) 輔助電力供應		



# 消防改善工程要求



自動噴灑系統



消防栓及喉轆系統



手控火警警報系統



緊急照明



機械通風系統自動中斷操作裝置



出口指示標誌



輔助電力供應



防火門



非緊急設施圍封物



固定窗



# 消防處的支援

- 一直積極提供多方面支援，協助完成消防安全改善工程
- 遵辦三條《條例》常見困難
  - 「**協調與統籌**」支援 – 消防處「樓宇改善社區支援隊」
  - 「**技術**」支援 – 便利措施
    - 免卻安裝喉轆系統的消防水缸（三層或以下目標樓宇）
    - 調低消防水缸容量要求（四層或以上目標樓宇）
    - 直接泵水設計系統
  - 「**財政**」支援 – 資助及貸款
    - 「消防安全改善工程資助計劃」
    - 「有需要人士維修自住物業津貼計劃」
    - 「樓宇安全貸款計劃」

# 各區目標樓宇數目



地區	572章	502章	636章
中西區	1302	988	8
東區	836	330	65
南區	268	159	46
灣仔區	921	426	1
離島區	55	48	2
九龍城區	1207	249	64
觀塘區	308	222	255
黃大仙區	319	135	50
深水埗區	1385	264	86
油尖旺區	2038	724	55
西貢區	31	104	8
沙田區	200	204	47
大埔區	353	101	52
北區	353	144	10
葵青區	198	181	207
荃灣區	475	145	95
屯門區	197	166	69
元朗區	478	172	39
<b>總數</b>	<b>10924</b>	<b>4762</b>	<b>1159</b>



# 消防處樓宇改善支援中心簡介

行政長官於2023年10月25日宣布的施政報告中，有關樓宇安全及大廈管理措施的指定項目指標

## ➤ 成立日期

2023年12月18日

## ➤ 目的

為相關舊式樓宇的業主及佔用人，就遵從三條法例的要求提供一站式便利支援服務，協助完成消防安全改善工程

## ➤ 服務對象

受三條《條例》規管的樓宇業主及佔用人



# 消防處樓宇改善支援中心簡介

## ➤ 服務內容

- 透過電話或親臨支援中心要求諮詢服務
- 解釋相關條例要求、介紹政府現有的支援服務、審批圖則程序、工程驗收安排等
- 協助申請政府資助及「招標妥」
- 由收到消防安全指示開始，提供相關資訊與協助，直至工程完成並符合法例要求為止
- 全方位支援，有效地便利市民



# 消防處樓宇改善支援中心簡介

## ➤ 地址

九龍大角咀道42號消防處旺角辦公大樓3樓

## ➤ 電話號碼

2272 9112

## ➤ 服務時間

- 星期一至六上午9時至晚上8時（公眾假期除外）
- 期間不設用膳時段
- 電話留言服務





完，謝謝

