

Potential Fire Hazards in Mini-Storage Premises
and Related Abatement Measures (Revised)

Situation	Potential Fire Hazard ^{Note 1}	Fire Hazard Abatement Measures
Locked Exits	Obstruction to the exit(s) leading from the unit to area(s) designed as means of escape by locking the door(s) provided thereat, thereby materially increasing the danger to life or property that will result from the outbreak of fire.	<ul style="list-style-type: none"> - Make sure that all exit doors can be readily and conveniently opened from within the premises without the use of any keys. - Remove all locking devices on exit doors or modify such locking devices to enable the doors to be readily and conveniently opened from within the premises without the use of any keys.
Insufficient windows	Insufficient window(s) thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	<ol style="list-style-type: none"> 1. The total area of unobstructed ^{Note 2} and breakable windows (including “access windows”) should not be less than 1/16 (or 6.25%) of the total floor area of the mini-storage premises. 2. Regarding the provision of “access windows”:- <ol style="list-style-type: none"> (a) the total area of “access windows” should not be less than 1/50 (or 2%) of the total floor area of the mini-storage premises. (b) at least one “access window” should be provided at an interval of 20 metres on each external wall with window(s). (c) an “access window” should measure at least 1 metre high by 0.85 metre wide. (d) the sill of any “access window” should not be higher than 1,100 millimetres above the finished floor level. (e) all “access windows” should be directly connected to the internal means of escape of the mini-storage premises.

- Note 1: Under section 2 of the Fire Services Ordinance, Cap.95, “fire hazard” (火警危險) including:
- (c) any removal from any building of any fire service installation or equipment which was provided in such building in accordance with plans certified by the Director for the purposes of section 16 of the Buildings Ordinance (Cap 123);
 - (d) the presence in any building of any fire service installation or equipment which from lack of proper maintenance or for any other reason is not in efficient working order;
 - (e) inadequate means of egress from any premises in a building to street level outside the building or using such means of egress for a purpose which gives rise to any circumstance described in paragraph (f);
 - (f) any other matter or circumstance which materially increases the likelihood of fire or other calamity or the danger to life or property that would result from the outbreak of fire or the occurrence of any other calamity, or which would materially hamper the Fire Services Department in the discharge of its duties in the event of fire or other calamity.

Note 2: A window is considered as unobstructed if no fixture and/or fitting that blocks the window is installed.

Situation	Potential Fire Hazard	Fire Hazard Abatement Measures
Undesirable layout of mini-storage cubicles	Undesirable layout of mini-storage cubicles which will materially increase the likelihood of fire and/or the danger to life or property that will result from the outbreak of fire, and/or materially hamper the Fire Services Department in the discharge of its duties in the event of fire.	Rearrange the mini-storage cubicles into rows/clusters, each occupying an area not exceeding 50 square metres, and <ul style="list-style-type: none"> - there should be a separation distance of 2.4 metres between rows/clusters ^{Note 3} ; - any side of each row/cluster should not exceed 20 metres in length; - the distance between the ceiling and the top of the storage cubicles and/or stored articles should not be less than 1 metre; and - the storage cubicles and/or stored articles should not exceed 2.35 metres in height.
Insufficient Exit Signs and Directional Signs	Insufficient Exit Signs and Directional Signs at the above-mentioned premises, thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	Conduct any necessary installation or alteration works to ensure the sufficient provision of exit signs and directional signs and to maintain such signs in efficient working order. Such installation or alteration works must be undertaken by a registered fire service installation contractor (RFSIC), who, upon completion of the works, must submit a certificate to this effect to the Director of Fire Services.
Obstruction to the Hose Reel System	Obstruction to the Hose Reel System due to the storage facilities at the premises, thereby materially increasing the danger to life or property that will result from the outbreak of fire, and/or materially hampering the Fire Services Department in the discharge of its duties in the event of fire.	Remove/rearrange the storage facilities or conduct any necessary alteration works to the hose reel system to ensure that the coverage is adequate and to maintain such system in efficient working order. Such alteration works must be undertaken by an RFSIC, who, upon completion of the works, must submit a certificate to this effect to the Director of Fire Services.

Note 3: Individual mini-storage premises operators may submit alternative proposals on the provision of separation distance. Such proposals may be accepted **in principle** by the Fire Services Department if the following conditions are satisfied:

- each row/cluster of mini-storage cubicles occupying an area of not exceeding 50 square metres is to be fully covered (including the top) by materials with a fire resistance rating of not less than 30 minutes;
- the distance between the ceiling and the top of each row/cluster of mini-storage cubicles, after being covered with the fire resistant materials, should not be less than 1 metre;
- the covered rows/clusters of mini-storage cubicles will not exceed 2.35 metres in height;
- the covered rows/clusters of mini-storage cubicles are to be installed with heat detectors in accordance with British Standard 5839. Such alteration works are to be undertaken by an RFSIC, who, upon completion of the works, will submit a certificate to this effect to the Director of Fire Services; and
- the covered rows/clusters of mini-storage cubicles are to be certified by qualified building professionals to the effect that they are structurally sound with good fire resistance performance.