# Fire Safety (Industrial Buildings) Ordinance (FS(IB)O) (Cap. 636)

《消防安全(工业建筑物)条例》(第636章)



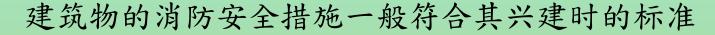
#### **Overview**

#### 概览

- Needs for Fire Safety Improvement 提升消防安全的需要
- Key Features of the Ordinance 条例的要点
  - Target Buildings 目标建筑物
  - Enforcement Authorities (EAs) 执行当局
  - Fire Safety Requirements 消防安全规定
  - Enforcement Mechanism 执法机制
  - Publication of Information Online and Registration in Land Registry 网上发布数据及土地注册处注册
- Compliance Procedures and Assistance 遵办流程及支持
- Implementation 条例实施

## Need for Fire Safety Improvement 提升消防安全的需要

Fire safety measures in buildings generally meet the standards prevailing at the time of their construction





Nevertheless, the fire safety standards of old buildings, particularly those built before 1987, fall short of the present-day standards

然而,旧式建筑物的消防安全标准,特别是1987 年前落成的建筑物,与现今标准有一定距离



# Code of Practice for Minimum Fire Service Installations and Equipment 〈最低限度之消防装置及设备守则〉〉

 Requirements on provision of fire service installations for industrial buildings

为工厦提供消防装置的要求

- Firstly published in 1964 于1964年首次发布
- Updated to the societal needs and development of fire safety technologies

根据社会需求和消防安全技术的发展不时更新

Current version issued in 2012
 现时最新版本于2012年发布



## Automatic sprinkler system 自动花洒系统

- Highly effective fire service installation 非常有效的消防装置
- Limiting/extinguishing a fire prior to the arrival of firefighters 可于消防人员到场前阻止火势蔓延或灭火
- Only some of the industrial buildings constructed before 1973 installed with such systems

1973年前落成的工厦,只有部分安装了花洒系统



#### Fire Risk in Industrial Buildings 工厦的火警危险

Industrial activities 工业活动

Bulk storage of combustible materials 大量储存可燃材料

Use of dangerous goods or other chemicals 使用危险品及其他化学品



## Severe Fires in Old Industrial Buildings in Recent Years

#### 近年旧式工厦中的严重火警

Loss of property and casualties in old industrial building fires
 造成在旧式工厦内大量人命及财产损失





## Existing Legislation 现行法例

 Requiring the upgrading of fire safety standards of old buildings

要求提升旧式建筑物的消防安全水平

Fire Safety (Commercial Premises)
Ordinance (Cap. 502, FS(CP)O)

《消防安全(商业处所)条例》(第502章):
commercial buildings
商业建筑物

Fire Safety (Buildings) Ordinance (Cap. 572, FS(B)O) 《消防安全(建筑物)条例》(第572章): composite and domestic buildings 综合用途及住用建筑物

## Existing Legislation 现行法例

• Industrial buildings (IBs) are the only remaining major category of pre-1987 buildings to be dealt with 1987前落成的工厦是唯一尚待提升消防安全标准的主要楼宇类别







#### Legislative Process 立法过程



#### Legislative Process 立法过程



#### Target Buildings 目标建筑物

- Buildings wholly or partly constructed for use as a factory, industrial undertaking, godown, warehouse, place of bulk storage, or similar industrial premises
- 整幢或部分兴建作工厂、工业经营、货仓、仓库、大量物品储存处或相关工业处所的建筑物
- Constructed in accordance with building plans that had first been submitted to the Building Authority (i.e. the Director of Buildings) for approval on or before 1 March 1987, and that were approved under the Buildings Ordinance 按照获建筑事务监督根据《建筑物条例》批准的建筑图则兴建,而该等图则是在1987年3月1日或之前,首次呈交予建筑事务监督(即屋宇署署长)审批
- Constructed on or before 1 March 1987, and no building plans for it had been submitted to the Building Authority (i.e. the Director of Buildings) for approval under the Buildings Ordinance

在1987年3月1日或之前兴建,而没有建筑图则在该日期或之前,呈交予建筑事务监督(即屋宇署署长)根据《建筑物条例》审批







#### **Enforcement Authorities (EAs)**

#### 执行当局

- Director of Buildings屋宇署署长
  - Fire safety construction
     消防安全建造



- Director of Fire Services消防处处长
  - Fire service installations or equipment (FSI)

消防装置或设备



#### Fire Safety Requirements 消防安全规定-

#### Fire service installations or equipment 消防装置或设备

- Automatic sprinkler system 自动花洒系统
- 2. Fire hydrant and hose reel system 消防栓及喉辘系统
- 3. Manual fire alarm system 手控警报系统
- 4. Emergency lighting 应急照明
- 5. Exit signs 出口指示标志
- 6. Second source of electrical power supply 辅助电力供应
- 7. Automatic cut-off device for mechanical ventilating system 机械通风系统的自动中断操作装置











#### Fire Safety Requirements 消防安全规定

#### Fire safety construction 消防安全建造

Code of Practice for Fire Safety in Buildings 2011 (October 2015 version)

<<2011年建筑物消防安全守则(2015年10月版本)>>

- Protection of life of building occupants 保障占用人的 生命安全
- Minimisation of fire spread between fire compartments and buildings 减低防火间及楼宇之间 的火势蔓延
- Prevention of building collapse as a result of fire 避免 楼宇因火灾而倒塌
- Facilitation of firefighting and rescue by fire services personnel 为消防及救援人员提供便利



#### Fire Safety Requirements 消防安全规定

#### Fire safety construction 消防安全建造

- 1. Exit arrangements 逃生途径
- 2. Exit routes and staircases with separating walls of fire resisting construction 以耐火结构分隔墙保护出口路线及楼梯
- 3. Fire rated doors 防火门
- 4. Fire resistance of external walls 外墙的耐火能力
- 5. Fire resisting separation between different parts of building 在建筑物内不同部分之间,提供耐火分隔
- 6. Fire resisting enclosure to non-emergency services within staircases 以防火屏障围封楼梯内的非紧急设备
- 7. Smoke vents to basements 为地库提供排烟口
- 8. Fireman's lifts 消防员升降机





#### Enforcement Mechanism 执法机制

#### Fire Safety Directions 消防安全指示

EAs to inspect target industrial buildings 执行当局巡查目标工厦

EAs to issue **fire safety directions** (**FSDns**) to owners / occupiers for compliance within a specified period

执行当局向业主/占用人发出**消防安全指示**,要求在指示时限内遵办

Owners / occupiers to carry out fire safety improvement works

业主/占用人落实消防安全改善工程

EAs to issue **certificate of compliance** when satisfied that the directions have been complied with

执行当局如信纳消防安全指示的规定已妥善遵从,便会发出符合安全证明书

## Fire Safety Compliance Order and Prohibition Order 符合消防安全令和禁止令

Owner / occupier fails to comply with a fire safety direction\* 业主/占用人没有遵办消防安全指示\*

Magistrate to make a fire safety compliance order (FSCO)

裁判官作出符合消防安全令

Owner / occupier fails to comply with FSCO\* 业主/占用人没有遵办符合消防安全令\*

\* Liable to fine 可判处罚款

District Court to make a **prohibition order** (PO) if it considers there are substantial fire risks in the building or part to prohibit occupation

区域法院如认为建筑物或其部分可能有重大的火警风险,

可发出禁止令,禁止占用该建筑物或部分

#### Penalty 刑罚

#### Fire Safety Direction 消防安全指示

- Conviction to a fine at level 4 (max. \$25,000)
   一经定罪,可处第4级罚款(最高 \$25,000)
- Further daily fine \$2,500
   持续不获遵从,每一日另处罚款\$2,500

#### Fire Safety Compliance Order 符合消防安全令

- Conviction to a fine at level 5 (max. \$50,000)
   一经定罪,可处第5级罚款(最高\$50,000)
- Further daily fine \$5,000
   持续不获遵从,每一日另处罚款\$5,000

#### Prohibition Order 禁止令

- Conviction to a fine of \$250,000
   一经定罪,可处罚款\$250,000
- Imprisonment for 3 years 监禁3 年
- Further daily fine \$25,000
   持续不获遵从,每一日另处罚款\$25,000



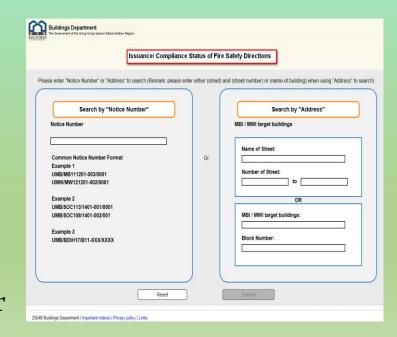
#### **Publication of Information Online**

#### 网上发布资料

Searching of information about FSDns/FSCOs/POs in Buildings Department (BD) and Fire Services Department (FSD) 's Websites

透过屋宇署及消防处网站查询消防安全指示/符合消防安全令/禁止令

- Serial number of direction/order
   指示或命令的序号
- Address of building/premises
   建筑物或处所的地址
- Date of direction/order 指示或命令的日期
- Compliance status of direction/order 指示或命令的遵从情况



### Registration of FSCOs and POs in the Land Registry 符合消防安全令和禁止令可于土地注册处注册

To enhance the awareness of members of the public, including prospective buyers of IB units, of the outstanding legal liabilities

让市民(包括工厦单位的准买家)加倍留意任何未履行的法律责任

EAs may cause the FSCOs and POs to be registered by memorial in the Land Registry against the land register of the property concerned

执行当局可将符合消防安全令和禁止令,以注册摘要的方式于上地注册处注册

#### Compliance Procedures of FSDns issued by EAs 遵从执行当局消防安全指示的主要步骤

#### **Receive FSDns from EAs**

接获执行当局发出的「消防安全指示」(简称指示)



#### Arrange fire safety improvement works

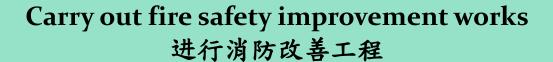
安排进行消防安全改善工程



#### Consult/Appoint registered building professionals/registered fire service installation contractors

咨询/委任注册建筑专业人士/注册消防装置承办商

- Browse the list of registered building professionals/registered fire service installation contractors on EAs' website 浏览执行当局网页上的注册建筑专业人士/注册消防装置承办商名单
- Liaise with other owners/owners' corporation 与其他业主/业主立案法团商讨





#### Fail to complete the improvement works within the specified period 未能在指定期限内完成工程

- Apply in writing to EAs for an extension of time with supporting documents such as 以书面向执行当局申请延期,并须提交理据如
  - Minutes of meetings of owners' corporation 业主立案法团会议记录;
  - Tendering documents 招标文件;
  - Works schedule 施工时间表; 或
  - Evidence of works commencement, etc. 已展开工程的证明等



#### **Confirm completion**

#### 确认完成

- Inform EAs upon completion of works 完成工程后,通知执行当局验收
- Submit copies of certificates and test reports 提交证明书及测试报告的副本
- EAs to issue certificate of compliance 执行当局发出符合安全证明书

#### Technical Assistance 技术支持

- Technical difficulties to comply with the required standards 对完全符合规定的标准有任何技术困难
- Adopt flexible and pragmatic approach 采取灵活务实的措施
- Consider accepting alternative measure, on a case-by-case basis
   就每宗个案考虑接受替代措施
- Refer to Advisory Committee 提交咨询委员会
- Fair analysis and advice to the EAs 进行公平分析并向执行当局提供意见
- Structural integrity of the building, availability of technology and other relevant factors 建筑物的结构完整性,可供应用的科技和 其他相关因素

### Financial Assistance 财政支援

• The Building Safety Loan Scheme (BSLS), administered by BD will provide financial assistance for owners; 由屋宇署执行的楼宇安全贷款计划,合资格的业主可向屋宇署申请贷款

 The amount of the Loan shall be determined by the Director of Buildings, subject to a ceiling of \$1 Million per

**Building Safety Loan Scheme** 

unit of accommodation

贷款额由屋宇署署长厘定, 每个单位可获批准的贷款额 上限为港元\$1,000,000

#### Implementation 条例实施

- Around 1,100 IBs 大约有1,100幢工厦
- Two phases 分两阶段实施
- Starting with some 400 IBs constructed or had their building plans submitted on or before **March 1973** 首先会处理约400 幢于1973年3月或之前兴建或提交建筑图则的工厦
- The majority of these IBs are <u>not sprinkler-protected</u>
   这些工厦大都没有安装花洒系统



### Thank You 谢谢