

Fire Safety Standards Advisory Group (FSSAG)
Matter Discussed in the 83rd FSSAG Meeting held on 26 March 2026

1. Review on the Specification of Static/Dynamic Smoke Extraction System

The 1st sub-working group meeting was held on 12 March 2026. During the sub-working group meeting, members exchanged their views on the proposed amendments and further discussion would be made in the next sub-working group scheduled on 23 April 2026 tentatively. Having considered that it might require on-going discussion and would not come to conclusion in a short period of time, it was suggested that this item to be shelved initially.

It was proposed and members agreed that this item would be shelved for the time being until there was update to report.

2. Proposal for Adoption of Alternate Technology for Building Fire Signal Connection to Fire Services Communications Centre (FSCC) via Direct Telephone Link

The second meeting of the FSD/FSICA joint sub-working group was held on 25 February 2026. The meeting focused on the technical feasibility of replacing traditional telephone lines with optical fiber for transmitting fire alarm signals from premises to the FSCC via the Computerized Fire Alarm Transmission System (CFATS) Alarm Centres. Key discussions centered on system reliability and performance. One of the CFATS service providers was in attendance and would consult with telecommunication providers to ensure that the adoption of optical fiber complies with CFATS Service Specifications. Additionally, FSD had approached other CFATS Service providers to gauge their interest in providing fiber-based transmission services and requested them to provide fiber-based connection proposals to assess whether it was in compliance with established service level agreements.

FSICA would continue to follow up with the CFATS service providers. It was noted that one CFATS Service provider would coordinate with its telecommunication provider on the subject matter and was expected to report their study by the end of March 2026.

Stakeholders were welcome to approach OFFA if they required to seek further assistance.

3. *Review of BS EN12845:2015 TB210.7.5.2 Sprinkler Duty Pump Start and Standby Pump Activation Requirements*

FSD recommended the trade to undertake a comprehensive review of the jockey pump and duty/standby pump configuration in different design scenarios, and appropriately adjust the cut-in and cut-out settings to ensure a sufficient pressure differential for reliable activation of both the duty and standby pumps. It was noted that optimized pump setpoints could minimize unintended standby pump starts while maintaining the required system responsiveness and reliability. Such adjustments were preferred over introducing additional time-delay devices, as they preserved system simplicity and reliability when properly engineered and verified.

FSICA agreed with FSD's suggestion and would further investigate the specific adjustment and design with its members so as to avoid unwanted operation of sprinkler system and lead to the occurrence of nuisance fire alarm signals. It was expected that FSICA share the results of their review in the next meeting.

4. *Clarification on Sprinkler Installation - BS EN 12845:2003/2015, item 12.4.11 – Escalators and Stair Wells (Appendix I)* (FSICA)*

Reference were made to the current practices of sprinkler protection to escalators and stair wells and the intent of clause 12.4.11 "Escalators and stair wells" of BS EN12845 (BS EN 12845) together with clause C10.1 under subsection C10 "Protection of Openings between Floors" of the Code of Practice for Fire Safety in Buildings 2011 (2024 edition) (FS Code).

With reference to Appendix I, FSICA proposed the general arrangement of sprinkler layout on the ceiling of lower level(s) of all escalator/ stair well in conjunction with clause C10.1 of the FS Code requested minimum 450mm downstand/ smoke curtains/ fire shutters at the void edge would be considered as providing better protection and safety level than the recommendation to "increase the number of sprinklers around the ceiling opening" in clause 12.4.11 of BS EN 12845. Therefore, it would not be necessary to have closely spaced sprinklers (2m to 1.5m spacing between sprinklers) along the void edge at the same ceiling level. Otherwise, the clause 12.4.11 of BS EN 12845 should be applied only if the abovementioned void-edge arrangement was not available.

FSD responded that during the review on the adoption of LPC rules incorporating

BS EN 12845 2003 and 2015 editions, there were no local modifications on this clause, which implied that the relevant requirements should be applicable if the standards applied to particular cases.

Members discussed the proposal of FSICA on the current practices adopted locally. It was advised that the function of cut-off sprinklers was to increase local sprinkler density and, in effect, act as a water curtain to help prevent fire spread; however, where the FS code included the required downstand at the void edge, the sprinkler actuation was expected to be faster. Accordingly, it was suggested that there was no need to additionally comply with clause 12.4.11 of BS EN 12843 by increasing the number of sprinklers around the ceiling opening, as the downstand arrangement was already intended to provide the required smoke/fire control performance.

FSD responded that the point from FSICA was well taken that a 450 mm downstand at the void edge (per clause C10.1 of the FS Code) provided a higher level of fire safety than an arrangement without a downstand. However, to robustly demonstrate that the proposed practice (for example, a 450 mm downstand combined with sprinkler spacing with clause 12.2 of BS EN 12845) provides an equal or superior level of protection to that intended by clause 12.4.11, a quantitative analysis was recommended.

FSD proposed carrying out a study with FSICA to scientifically evaluate whether the aforesaid downstand solution provided a better smoke/fire control performance. It was expected that the study would provide an objective evidence to members to support a reasoned decision on whether clause 12.4.11 of BS EN 12845 could be inapplicable in cases where both the downstand and full sprinkler coverage could be correctly designed and installed. It was agreed that FSD and FSICA would cooperate to study the subject matter and shared their findings in due course.

5. *Application of Internet of Things (IoT) of Fire Detection System (FDS) (FSD)*

Subject to the results of the trial period for the IoT FDS Pilot Scheme on 10 selected target buildings by the end of Q1 2026, FSD would proceed to accept the alternative solution in Q2 2026. This solution involved providing IoT FDS and fire extinguishers in lieu of hose reels and manual fire alarm systems for target buildings of 6 storeys or below regulated under the Fire Safety (Buildings) Ordinance, Cap. 572.

Taking this opportunity, it was proposed to form a sub-working group under the

FSSAG led by the Senior Divisional Officer (New Projects) of FSD to discuss the feasibility of adopting IoT FDS for new buildings. After the meeting, invitation email would be sent to professional bodies/government departments requesting nominations for representatives to the working group. Members were encouraged to provide comments and share insights on the subject matter.

6. *Introduction of Fire Services (Amendment) Bill 2026 (FSD)*

FSD was considering proposing a legislative amendment to enhance building fire safety in response to the fire incident at Wang Fuk Court in Tai Po.

The proposed scope of work for the FSD's legislative amendments would include, inter alia, enhancing the regulatory regime of registered fire service installation contractors and fire service installations/equipment; introducing fixed penalty system for specified & easily verifiable offences; strengthening FSD's enforcement power in inspection and prosecution and review of the offence related to illicit fueling activities.

Briefing sessions would be held for industry representatives and the related stakeholders to elaborate on the details of the proposed amendments to the Fire Services Ordinance, Cap. 95 and related subsidiary legislation. The proposed amendment would be reported to the Panel on Security in May 2026, followed by a public consultation. Members were invited to provide valuable views and to work together to advance the amendment process.

With the support of the trade, FSD stepped up inspections and encouraged industry to inspect fire service installations and equipment. In January 2026, FSD issued two circular letters, to regulate registered fire service installation contractors, with a view to enhancing the management of fire service installations and equipment (FSI) and improving the transparency of information on the operational status of FSIs. In addition, FSD redeployed manpower to enhance inspections of FSIs in buildings, particularly those undergoing major maintenance, and has proactively inspected the functional status of fire alarms.

**Remark: To avoid confusion, the appendix was not attached.*

-End-