

Fire Safety Standards Advisory Group (FSSAG)
Matter Discussed in the 84th FSSAG Meeting held on 12 June 2026

1. *Proposal for Adoption of Alternate Technology for Building Fire Signal Connection to Fire Services Communications Centre via Direct Telephone Link*

FSICA was invited to provide update regarding the discussion between Computerized Fire Alarm Transmission System service provider and Services-Based Operator Licensees for "Security and Fire Alarm Signals Transmission Services". It was noted that further technical study and system testing would be carried out to ensure stability and compatibility. As the evaluations would require additional time to complete, a comprehensive update would be provided at a later stage.

FSD reported that One-stop Coordination Office for New Fire Protection Facilities Acceptance ("OFFA") well acknowledged the discussion progress and stakeholders might still approach OFFA in future if they would like to seek further technical advice in using optical fibre and copper wire to provide Fire Alarm Signals Transmission Service.

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

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

FSD reiterated that as discussed in the previous FSSAG meetings, introducing additional time-delay devices into the sprinkler pump system (Option 1) was not acceptable. It was advised that appropriate adjustment of the cut-in and cut-out settings could provide sufficient pressure differential to ensure reliable activation of both the duty and standby pumps. For the alternative proposal (Option 2) regarding the relevant pressure trigger settings for duty/standby pump actuation in the Low Zone sprinkler system, the trade was required to provide a detailed pump actuation sequence, together with hydraulic calculations, to substantiate that the standby pump would be automatically actuated in the event of duty pump failure under various design scenarios. It was also recommended that the effectiveness of the proposed settings be demonstrated using an actual sprinkler system installation to provide more convincing evidence of compliance and operational reliability.

FSICA noted the concerns raised by FSD, particularly regarding the implications for maintaining the required system responsiveness and reliability. To address the captioned issues, FSICA agreed to conduct an on-site test at a project site in July 2026 and evaluate the proposed settings under actual site condition. It was suggested that the findings and subsequent developments from the on-site test could be presented and further discussed in the next meeting.

3. *Clarification on Sprinkler Installation - BS EN 12845:2003/2015, item 12.4.11 – Escalators and Stair Wells*

FSICA shared the detailed analysis on assessing whether the downstand/smoke curtains arrangement as stipulated in Clause C10.1 of the FS Code could provide an equivalent or superior safety level than the prescriptive enhancement of “increase the number of sprinklers around the ceiling opening” in clause 12.4.11 of LPC rules incorporating BS EN 12845 (“LPC rules”). It was concluded that the implementation of properly designed passive fire protection facilities, i.e. downstand/smoke curtain installed at the edge of ceiling opening, could accumulate the localized smoke/heat. This containment effect ensures that sprinkler heads along the edge of the opening actuate at an earlier instance. Therefore, it would be unnecessary to have closely spaced sprinklers (i.e., 2m to 1.5m spacing between sprinklers) along the edge where the passive fire protection facilities are present. Nevertheless, the clause 12.4.11 of the LPC rules remained applicable if the passive fire protection facilities at the edge, i.e. downstand/smoke curtains, was not available.

After discussion, the committee members accepted the clarification from FSICA. The clause 12.4.11 of the LPC rule should be inapplicable where the properly designed passive fire protection facilities at the edge, i.e. downstand/smoke curtains were installed. Under such condition, the sprinkler arrangement at the edge can adopt standard design spacing configurations. Moreover, the above clarification should be applicable to sprinklers system for both existing and new buildings.

It was proposed and members agreed that this item would be deleted in the next meeting.

4. *Application of Internet of Things of Fire Detection System*

FSD reported that the “Sub-Working Group on Internet of Things in Fire Detection Systems” (“Sub-Working Group”) to study the feasibility of adopting Internet of Things Fire Detection System (“IoT FDS”) for new buildings was formed.

Subsequent to the issuance of FSD Circular Letter No. 3/2026 “Acceptance of Internet of Things Fire Detection System and Portable Fire Extinguishers as an Alternative Solution to the Statutory Requirements for Hose Reel and Manual Fire Alarm Systems in Target Buildings of 6-storey or below regulated under the Fire Safety (Buildings) Ordinance, Cap. 572” on 30 April 2026, the Sub-Working Group would further study whether IoT FDS could be safely extended to new buildings. The first Sub-Working Group meeting would be scheduled for the end of June 2026.

5. *Introduction of Fire Services (Amendment) Bill 2026*

Public consultation on the proposed amendments to the Fire Services Ordinance (Cap. 95) and its related subsidiary legislation would be conducted from 26 May 2026 to 25 June 2026. Members were welcome to express their views on the proposals set out in the public consultation paper during the consultation period. Also, an FSD Connects in relation to the proposed amendment bill would be held on 16 June 2026.

It was proposed and members agreed that this item would be deleted in the next meeting.

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