

**Amendments to the Code of Practice for Fire Safety in Buildings 2011 (October 2015 Version)**  
**(June 2023)**

Legends:


 Amended

 Deleted

(6/2023)

# Corrigenda to the Code of Practice for Fire Safety in Buildings 2011 (FS Code) (June 2023)

Item	Paragraph/ Table	October 2015 version	Amendments
1.	Clause B8.2	<p>Where two or more required staircases are needed, people using one required staircase should be able to gain access to at least one other required staircase at any time, without having to pass through other person's private premises. Such access should be provided in the following manners:</p> <p>(a) at each floor;</p> <p>(b) in case of domestic building or composite building not exceeding 15 storeys in height above the lowest ground storey, at least every 5 storeys; or</p> <p>(c) in case of refuge floor(s) are provided evenly between floors of the building, at the refuge floor(s) and the roof.</p> <p>Security measures that prevent access to a required staircase must be automatically deactivated upon actuation of a fire alarm or in power failure situation.</p>	<p>Where two or more required staircases are needed, people using one required staircase should be able to gain access to at least one other required staircase at any time, without having to pass through other person's private premises. Such access should be provided in the following manners:</p> <p>(a) at least every 5 storeys, and on the roof or the topmost floor accessible to the required staircases; or</p> <p>(b) in case of refuge floor(s) are provided evenly between floors of the building, at the refuge floor(s) and the roof.</p> <p>Security measures that prevent access to a required staircase must be automatically deactivated upon actuation of a fire alarm signal or in power failure situation.</p>

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2.	Clause B8.3	-	<p>A notice in the following form with words and characters in block letters of not less than 50 mm high should be fixed at a height of 1500 mm above floor level at a conspicuous position on the staircase enclosure wall of each landing on the floor with access to another required staircase under Clause B8.2. The notice should be illuminated by a light on two systems as the lighting referred to in Clause B5.5. The words and characters should not be easily defaced or damaged and should be in white colour on a background in green, or in green colour on a background in white or black.</p> 
3.	Clause B10.2	<p>In the case of a building with two or more required staircases, the access to the required staircases should be so arranged that:</p> <p>(a) each required staircase is approached from a different direction provided that deadends are permitted, in accordance with Clause B11.2; and</p>	<p>In the case of a building with two or more required staircases, the access to the required staircases should be so arranged that:</p> <p>(a) each required staircase is approached from a different direction provided that deadends are permitted, in accordance with Clause B11.2; and</p> <p>(b) the door of one required staircase, or the nearest point in the perimeter of the landing to the required staircase where there is no door, should not be nearer than 6 m from the door or a similar point of any other required staircase measured in straight lines either along the wall or the centerline of a route</p>

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		(b) the door of one required staircase, or the nearest point in the perimeter of the landing to the required staircase where there is no door, should not be nearer than 6 m from the door or a similar point of any other required staircase measured in a straight line along the wall. See Diagram B2.	in-between, whichever the less. See Diagrams B2 and B4.
4.	Clause B11.6	For any room or storey where two or more exit doors are required to be provided under Table B2, a line measured from any point on the floor of that room and storey to one of the exit doors should form an angle of not less than 30° with a line measured from the same point to any other exit door.	Where two or more exit doors are required to be provided under Table B2 for: (a) a room; or (b) a compartment or storey that is not partitioned into rooms, or the internal layout of partitions, fittings, etc. is not known when plans are submitted (i.e. open plan layout),  the disposition of exit doors should be arranged such that a line measured from any point, except those points in compliance with the provision under Clause B11.2, to one of the exit doors should form an angle of not less than 30° with a line measured from the same point to any other exit door. See Diagrams B2, B3 and B4.
5.	Clause B11.7	For the purposes of Clauses B11.2 and B11.3, a secondary exit door is not considered to be	For the purposes of Clauses B11.2 and B11.3, an alternative exit or different directions is not considered to be provided at a point unless a line measured from

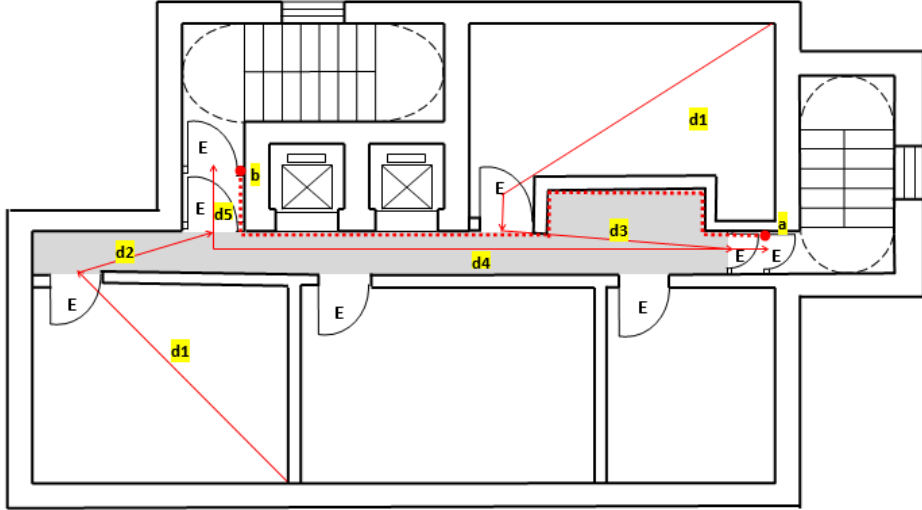

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		provided within a room unless a line measured from any point in the room to one of the exit doors forms an angle of not less than 30° with a line measured from the same point to the other exit door.	<b>that point</b> to one of the exits <b>forms an angle of not less than 30° with a line measured from the same point to the other exit</b> . See Diagrams B2, B3 and B4.
6.	Clause B13.2	If it is necessary to secure an exit door against entry from outside, the locking device should be of the type that is capable of being readily opened from the inside without the use of a key. When a push plate, push bar or a single action lever handle is installed, it should not be encased. A locking device which is electrically operated should be capable of automatic release upon actuation of an automatic heat or smoke detection system or the operation of an alarm system or a central manual override designed and installed to the satisfaction of the Director of Fire Services. Upon power failure, the electrical locking device should be released automatically. In the case of a door to a required staircase or a protected lobby of the required staircase, the	If it is necessary to secure an exit door against entry from outside, the locking device should be of the type that is capable of being readily opened from the inside without the use of a key. When a push plate, push bar or a single action lever handle is installed, it should not be encased. <b>An electrical locking device for an exit door across a common area of a building</b> should be capable of automatic release upon actuation of <b>a fire alarm signal by the fire service installation(s)</b> designed and installed to the satisfaction of the Director of Fire Services. Upon power failure, the electrical locking device should be released automatically. <b>Local manual override should also be provided from the inside near the exit door for people to gain access to an exit route without the use of a key.</b> In the case of a door to a required staircase or a protected lobby of the required staircase, the security mechanism should not affect compliance with the requirements in Clause B8.2.

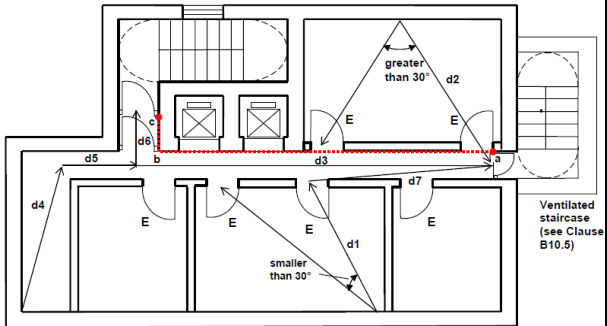
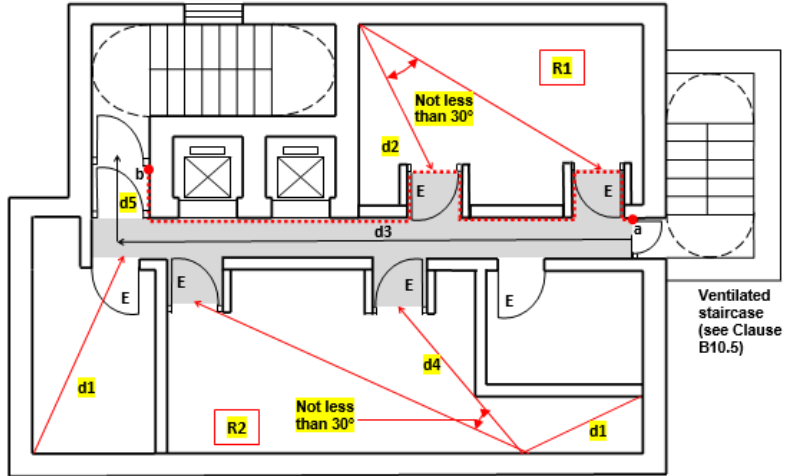
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		security mechanism should not affect compliance with the requirements in Clause B8.2.	
7.	Clause B13.8	Every door across an exit or into an exit route from a room, except a door to a required staircase or a protected lobby of the required staircase, if required to be self-closing, may be held open in normal times provided that the hold-open device can be released to allow the door to become self-closing again manually and automatically upon actuation of an automatic heat or smoke detection system or the operation of an alarm system or a central manual override designed and installed to the satisfaction of the Director of Fire Services.	Every door across an exit or into an exit route from a room, except a door to a required staircase or a protected lobby of the required staircase, if required to be self-closing, may be held open in normal times provided that the hold-open device can be manually and, in the event of power failure, automatically release to allow the door to become self-closing again. The device should be capable of releasing the door automatically upon actuation of a fire alarm signal by the fire service installation(s) or smoke detectors in the form of automatic actuation devices, which should be provided on both sides of the door, designed and installed to the satisfaction of the Director of Fire Services.
8.	Clause B20.9	In the case of a Use Classification 5a (other than cinema or theatre) which has an occupant capacity not more than 500 persons in a non-domestic building not having polluting industrial undertakings of Use Classification 6 or the non-domestic part of a composite	In the case of a Use Classification 5a which has an occupant capacity not more than 500 persons in a non-domestic building not having polluting industrial undertakings of Use Classification 6 or the non-domestic part of a composite building, the site of such premises may be permitted to abut on one thoroughfare if the said thoroughfare is an acceptable EVA and Director of Fire Services does not have any adverse comment on the arrangement.

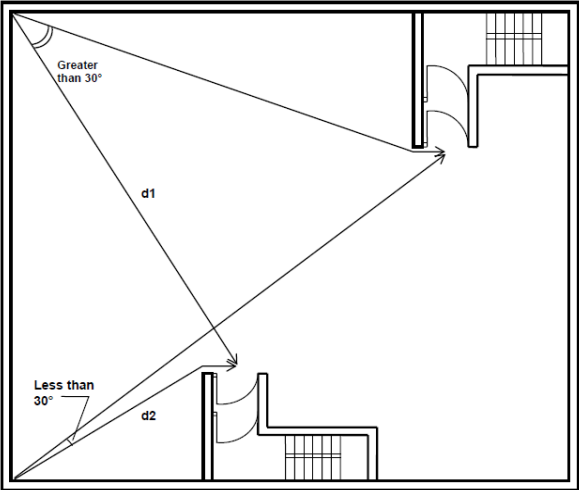
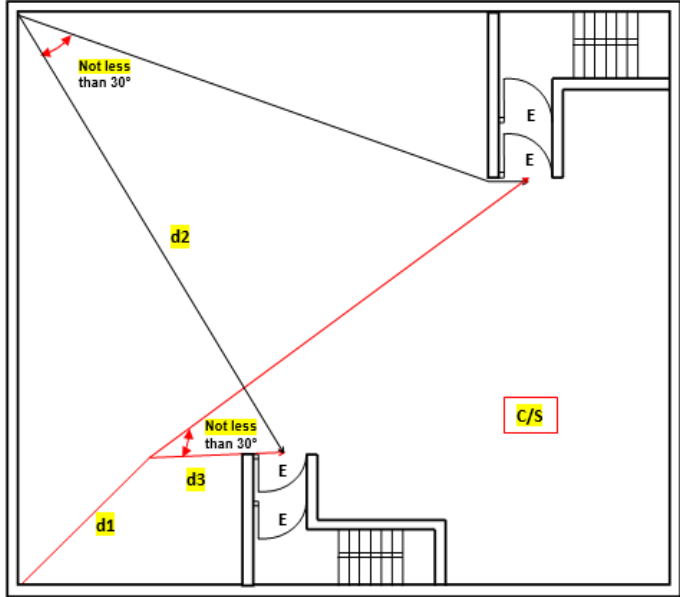
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		building, the site of such premises may be permitted to abut on one thoroughfare if the said thoroughfare is an acceptable EVA and Director of Fire Services does not have any adverse comment on the arrangement.	
9.	Clause B30.1	At least one temporary refuge space with an area of not less than 1.5 m x 1.5 m should be provided within the protected exit or fireman's lift lobby of every fire compartment at every floor of a building to which this Section applies. One temporary refuge space is allowed for different compartments with bypass lobbies but no part of the floor served by a temporary refuge space should be more than 60 m from that space. Such space should not reduce the minimum width of an exit route, the effective width/radius of the landing of a required staircase nor the minimum area of a fireman's lift lobby. Space for manoeuvring wheelchairs shall be allowed for in the protected exit or fireman's lift lobby. For design flexibility, two number of 0.75 m x 1.5	At least one temporary refuge space with an area of not less than 1.5 m x 1.5 m should be provided within the protected exit or fireman's lift lobby of every fire compartment at every floor of a building to which this Section applies. Temporary refuge spaces with barrier free access can be shared by compartments but no part of the floor served by a temporary refuge space should be more than 60 m from that space. Such space should not reduce the minimum width of an exit route, the effective width/radius of the landing of a required staircase nor the minimum area of a fireman's lift lobby. Space for manoeuvring wheelchairs shall be allowed for in the protected exit or fireman's lift lobby. For design flexibility, two number of 0.75 m x 1.5 m temporary refuge spaces (instead of one 1.5 m x 1.5 m), in visible location to each other, can be provided in the same protected exit or fireman's lift lobby. Examples are given in Diagram B6.

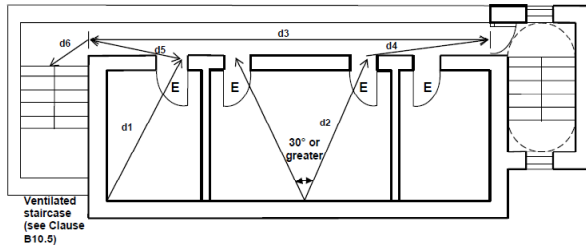
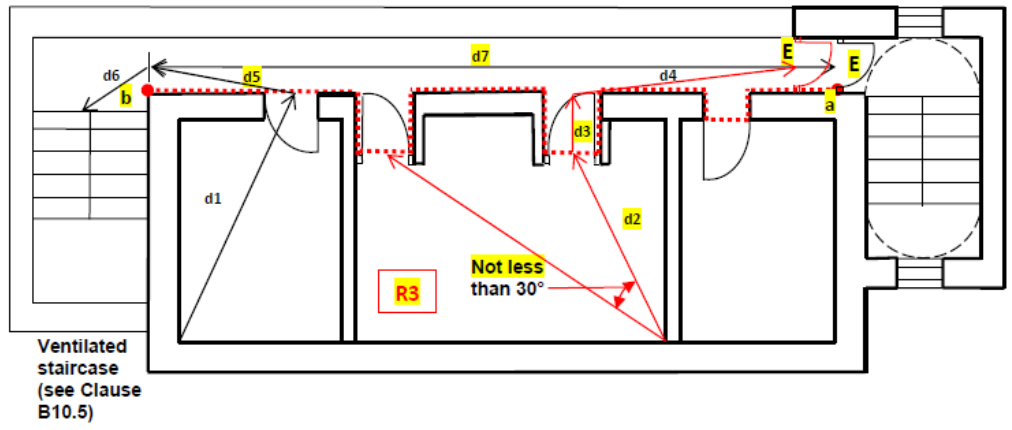
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		<p>m temporary refuge spaces (instead of one 1.5 m x 1.5 m), in visible location to each other, can be provided in the same protected exit or fireman's lift lobby. Examples are given in Diagram B6.</p>	



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10.	Diagram B2: Internal Corridor Access	--	<p><b>Example (a): Travel distance requirements for Use Classifications 1 and 2</b></p>  <p><b>Notes:</b></p> <p> Protected corridor</p> <p>E Exit door with required FRR See Clause C7.4</p> <p>d1+d2 Deadend travel distance d1: Max. 24m, see Clauses B11.2(a)(i) and B11.7 d2: Max. 15m, see Clauses B11.2(a)(ii) and B11.7</p> <p>d3 Maximum travel distance Max. 24m, see Clause B11.3(a)(i)</p> <p>d4 + d5 Maximum separation between 2 required staircases Max. 48m, see Clause B11.3(b) (Applicable to all Use Classifications)</p> <p>a ••••• b or d4+ d5 whichever the less Minimum separation between 2 required staircases Min. 6m, see Clause B10.2(b) (Applicable to all Use Classifications)</p>

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		 <p>Notes:</p> <p>E Exit door</p> <p>d4 + d5 Deadend travel distance See Clause B11.2</p> <p>d1 Deadend travel distance See Clause B11.2</p> <p>a - b - c Minimum separation between 2 required staircases See Clause B10.2(b)</p> <p>d3 + d6 Maximum separation between 2 required staircases See Clause B11.3(b)</p> <p>d2 Travel distance See Clause B11.3(a)</p> <p>d1 + d7 Travel distance See Clause B11.3(a)</p>	<p><b>Example (b):</b> <b>Travel distance requirements for Use Classifications 3 to 8</b></p>  <p>Notes:</p> <p>Protected corridor</p> <p>E Exit door with required FRR See Clause C7.4</p> <p>d1 Deadend travel distance See Clauses B11.2(b)(i) &amp; (c)(i), and B11.7</p> <p>d2 Maximum travel distance See Clauses B11.3(a)(ii) &amp; (iii), B11.6 and B11.7</p> <p>d1 + d4 in R2 Maximum travel distance See Clauses B11.3(a)(ii) &amp; (iii), B11.6 and B11.7</p> <p>d3 + d5 Maximum separation between 2 required staircases Max. 48m, see Clause B11.3(b) (Applicable to all Use Classifications)</p> <p>a - b or d3 + d5 whichever the less Minimum separation between 2 required staircases Min. 6m, see Clause B10.2(b) (Applicable to all Use Classifications)</p> <p>R1 and R2 Rooms required to be provided with 2 exit doors See Clause B11.6</p>

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11.	Diagram B3: Open Plan Layout	 <p>Notes:</p> <p>d1      Travel distance based on two exits being available</p> <p>d2      Deadend travel distance</p>	<p><b>Diagram B3: Open Plan Layout for Use Classifications 3 to 8</b></p>  <p>Notes:</p> <p>E      Exit door with required FRR      See Clause B10.4(b)</p> <p>d1      Deadend travel distance      See Clauses B11.2(b)(i) &amp; (c)(i) and B11.7</p> <p>d2      Travel distance based on two exits being available      See Clauses B11.3(a)(ii)&amp;(iii), B11.6 and B11.7</p> <p>d1 + d3      Travel distance based on a point of choice being available      See Clauses B11.3(a)(ii)&amp;(iii) B11.6 and B11.7</p> <p>C/S      Fire compartment or storey required to be provided with 2 exit doors      See Clause B11.6(b)</p>

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12.	Diagram B4: Balcony Approach	<div></div> <p>Ventilated staircase (see Clause B10.5)</p> <p>Notes:</p> <table><tr><td>E</td><td>Exit door</td><td></td></tr><tr><td>d1</td><td>Deadend travel distance</td><td>See Clause B11.2</td></tr><tr><td>d2 + d4</td><td>Travel distance</td><td>See Clause B11.3(a)</td></tr><tr><td>d1 + d5 + d6</td><td>Travel distance</td><td>See Clauses B11.2 &amp; B11.3(a)</td></tr><tr><td>d3</td><td>Maximum separation between 2 required staircases</td><td>See Clause B11.3(b)</td></tr></table>	E	Exit door		d1	Deadend travel distance	See Clause B11.2	d2 + d4	Travel distance	See Clause B11.3(a)	d1 + d5 + d6	Travel distance	See Clauses B11.2 & B11.3(a)	d3	Maximum separation between 2 required staircases	See Clause B11.3(b)	<div></div> <p>Ventilated staircase (see Clause B10.5)</p> <p>Notes:</p> <table><tr><td>E</td><td>Exit door with required FRR</td><td>See Clause B10.4(b)</td></tr><tr><td>d1</td><td>Deadend travel distance</td><td>See Clauses B11.2 and B11.7</td></tr><tr><td>d2 + d3 + d4</td><td>Maximum travel distance (Not applicable to Use Classifications 1 &amp; 2)</td><td>Max. 45m, see Clauses B11.3(a)(ii)&amp;(iii), B11.6 and B11.7</td></tr><tr><td>d1 + d5 + d6</td><td>Maximum travel distance (Not applicable to Use Classifications 1 &amp; 2)</td><td>Max. 45m, see Clauses B11.3(a)(ii)&amp;(iii), B11.6 and B11.7</td></tr><tr><td>d5 + d6</td><td>Maximum travel distance (Applicable to Use Classifications 1 &amp; 2)</td><td>Max. 45m, see Clauses B11.3(a)(i), B11.6 and B11.7</td></tr><tr><td>d7</td><td>Maximum separation between 2 required staircases</td><td>Max. 48m, see Clause B11.3(b)</td></tr><tr><td>a or d7 whichever the less</td><td>Minimum separation between 2 required staircases</td><td>Min. 6m, see Clause B10.2(b)</td></tr><tr><td>R3</td><td>Room required to be provided with 2 exit doors</td><td>See Clause B11.6</td></tr></table>	E	Exit door with required FRR	See Clause B10.4(b)	d1	Deadend travel distance	See Clauses B11.2 and B11.7	d2 + d3 + d4	Maximum travel distance (Not applicable to Use Classifications 1 & 2)	Max. 45m, see Clauses B11.3(a)(ii)&(iii), B11.6 and B11.7	d1 + d5 + d6	Maximum travel distance (Not applicable to Use Classifications 1 & 2)	Max. 45m, see Clauses B11.3(a)(ii)&(iii), B11.6 and B11.7	d5 + d6	Maximum travel distance (Applicable to Use Classifications 1 & 2)	Max. 45m, see Clauses B11.3(a)(i), B11.6 and B11.7	d7	Maximum separation between 2 required staircases	Max. 48m, see Clause B11.3(b)	a or d7 whichever the less	Minimum separation between 2 required staircases	Min. 6m, see Clause B10.2(b)	R3	Room required to be provided with 2 exit doors	See Clause B11.6
E	Exit door																																									
d1	Deadend travel distance	See Clause B11.2																																								
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R3	Room required to be provided with 2 exit doors	See Clause B11.6																																								

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13.	Clause C16.2	Fire rated doors to a required staircase forming part of a protected exit and its protected lobby should remain closed. Other fire rated doors are allowed to be held open provided that the hold-open device can be released manually and upon actuation of a smoke detection system or the operation of a fire alarm system, designed and installed to the satisfaction of the Director of Fire Services.	Fire rated doors to a required staircase forming part of a protected exit and its protected lobby should remain closed. Other fire rated doors are allowed to be held open provided that the hold-open device <b>complies with requirements in Clause B13.8.</b>
14.	Clause C17.1	The area for refuge on every refuge floor in a building should be separated from the rest of the building, including vertical shafts or ducts passing through such floor, by walls and floors having an FRR of not less than -/120/120. Any vertical shafts or ducts passing through a refuge floor should not open directly onto that floor.	The area for refuge on every refuge floor in a building should be separated from the rest of the building, including vertical shafts or ducts passing through such floor, by walls <b>having an FRR of not less than -/120/120 and by floors having an FRR of not less than 120/120/120.</b> Any vertical shafts or ducts passing through a refuge floor should not open directly onto that floor.
15.	Clause D17.4	The doors of the lobby to a firefighting and rescue stairway should have an FRR of not less than that required for the walls therein and	The doors of the lobby to a firefighting and rescue stairway should have an FRR of not less than that required for the walls therein and complying with the requirements in Table C2 and Clause C16.5. They should not be fitted with any

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		<p>complying with the requirements in Table C2 and Clause C16.5. They should not be fitted with any bolts, locks or other fastenings except that, if for security reasons, the door between the lobby and the floor served may be fitted with a lock which is openable from the floor side without the use of a key. If a locking device is electrically operated, the lock should be capable of automatic release upon actuation of an automatic heat or smoke detection system or the operation of an alarm system or a central manual override designed and installed to the satisfaction of the Director of Fire Services. Upon power failure, the electrical locking device shall also release automatically.</p>	<p>bolts, locks or other fastenings except that, if for security reasons, the door between the lobby and the floor served may be fitted with a lock which is openable from the floor side without the use of a key. If a locking device is electrically operated, the lock should <b>comply with requirements in Clause B13.2.</b></p>
16.	Clause E1.3	<p>Relevant parts of the International standard of ISO and the national standards stipulated in this Part are considered acceptable to the Building Authority for demonstrating the fire properties of the building elements and components. Where it is intended to use</p>	<p>Relevant parts of the <b>i</b>nternational standard of ISO and the national standards stipulated in this Part are considered acceptable to the Building Authority for demonstrating the fire properties of the building elements and components. <b>The Building Authority may also accept the corresponding latest versions of these standards as meeting the above requirements.</b> Where it is intended to use other standards, authorized persons should demonstrate complying with Clause E16.2</p>

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		other standards, authorized persons should demonstrate complying with Clause E16.2 that such standards are equivalent or not inferior to the international or the national standards stipulated in this Part.	that such standards are equivalent or not inferior to the international or the national standards stipulated in this Part.
17.	Clause E13.1	<p>Linings of internal wall and ceiling and decorative finishes in the following Use Classifications, where the combustibility is required to be controlled, should comply with the following when tested in accordance with BS EN 13501-1:2007:</p> <p>(a) All Use Classifications – within protected exits, Classification C of Table E1;</p> <p>(b) Use Classification 3 – general accommodations (including corridors, circulation spaces and rooms) that are not forming the protected exit, Classification B or above of Table E1;</p> <p>(c) Use Classification 5a – within cinemas, auditoria and theatres, Classification C or above of Table E1;</p> <p>When tested in accordance with the British</p>	<p>Linings of internal wall and ceiling and decorative finishes in the following Use Classifications should comply with the following when tested in accordance with BS EN 13501-1:2007:</p> <p>(a) All Use Classifications – within protected exits, Classification C of Table E1;</p> <p>(b) Use Classification 3 – general accommodations (including corridors, circulation spaces and rooms) that are not forming the protected exit, Classification B or above of Table E1;</p> <p>(c) Use Classification 5a – within cinemas, auditoria and theatres, Classification C or above of Table E1;</p> <p>When tested in accordance with the British Standards, the performance should meet the equivalent European classification in Table E1.</p>

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		Standards, the performance should meet the equivalent European classification in Table E1.	
18.	Clause E14.1	<p>Linings and coverings of floors, where the combustibility is required to be controlled, should comply with the following when tested in accordance with BS EN 13501-1:2007:</p> <p>(a) All Use Classifications – within protected exits, Classification C of Table E1;</p> <p>(b) Use Classification 3 – general accommodation (including corridors, circulation spaces and rooms) that are not forming the protected exit, Classification B or above of Table E1;</p> <p>(c) Use Classification 5a – within cinemas, auditoria and theatres, Classification C or above of Table E1.</p> <p>When tested in accordance with the British Standards, the performance should meet the equivalent European classification in Table E1.</p>	<p>Linings and coverings of floors should comply with the following when tested in accordance with BS EN 13501-1:2007:</p> <p>(a) All Use Classifications – within protected exits, Classification C of Table E1;</p> <p>(b) Use Classification 3 – general accommodation (including corridors, circulation spaces and rooms) that are not forming the protected exit, Classification B or above of Table E1;</p> <p>(c) Use Classification 5a – within cinemas, auditoria and theatres, Classification C or above of Table E1.</p> <p>When tested in accordance with the British Standards, the performance should meet the equivalent European classification in Table E1.</p>



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19.	Clause E17.1	-	<p><b>Section 7- Durability</b></p> <p><b>Subsection E17 – Laminated or Multi-laminated Glass Assemblies for Structural Use</b></p> <p><b>Clause E17.1</b></p> <hr/> <p>Glass requiring an FRR commonly uses a clear intumescent interlayer “gel” in a laminated or multi-laminated glass assembly. Such laminated glass should be tested in accordance with BS EN ISO 12543, <i>Glass in building – Laminated glass and laminated safety glass</i>.</p>