

**Part A**  
**Introduction**

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**This Part contains three Sections:**

- **Section 1 – General**
- **Section 2 – Performance Requirements**
- **Section 3 – Definitions**

# Section 1 – General

## Subsection A1 – Use of this Part

### Clause A1.1

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This Part should be read in conjunction with all other Parts of this Code.

### Clause A1.2

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- (a) This Code provides the Performance Requirements as well as prescriptive requirements (Deemed-to-Comply provisions) for achieving an adequate level of fire safety in buildings.
- (b) To comply with this Code, a fire safety design should comply with the Performance Requirements in Section 2.
- (c) The Building Authority recognises that fire safety may be achieved in a number of ways. This is particularly pertinent to some buildings where there are genuine difficulties in complying with the Deemed-to-Comply provisions because of their size, use, complexity or location, which may necessitate special consideration.

### Clause A1.3

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Diagram A1 shows the framework for fire safety in buildings.

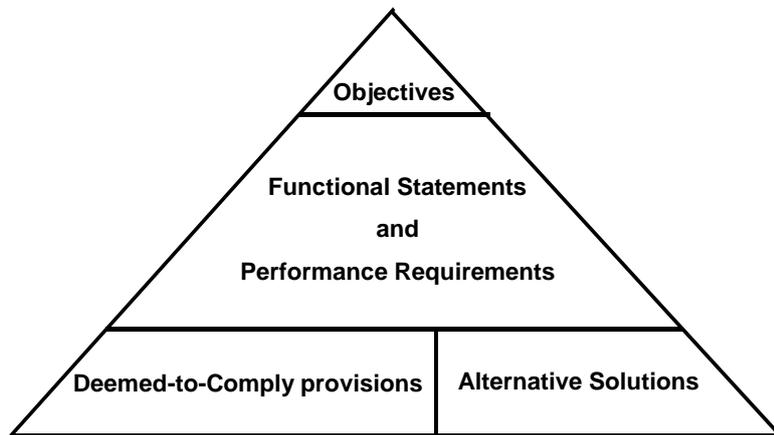


Diagram A1 – Framework for Fire Safety in Buildings

## **Commentary**

The development of the framework for fire safety in buildings is based on hierarchical approach, which is adopted in the performance-based regulatory systems of Australia, United States of America and New Zealand.

With reference to the relevant legislations, the framework for fire safety in buildings is formulated as follows:

- (a) Buildings Ordinance (Cap.123) provides an over-arching goal.
- (b) Regulations provide the detailed objectives and Functional Statements for fire safety as well as Performance Requirements for achieving the objectives of fire safety.
- (c) This Code provides the means of compliance (Deemed-to-Comply provisions) and guidelines for adopting the fire engineering approach (Alternative Solution).

## **Subsection A2 - Fire Safety Objectives**

### **Clause A2.1**

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The long title of the Buildings Ordinance (Cap. 123) provides the goal statement for fire safety design:

*To provide for the planning, design and construction of buildings and associated works; to make provision for the rendering safe of dangerous buildings and land; and to make provision for matters connected therewith.*

### **Clause A2.2**

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For every fire safety design, the following fire safety objectives should be met:

(a) **Life Safety**

Fire safety provisions should be provided for:

- 1. protection of life of building occupants
- 2. minimization of fire spread between fire compartments
- 3. prevention of building collapse as a result of fire
- 4. facilitation of firefighting and rescue by fire services personnel

(b) **Property Protection**

Fire safety provisions should be provided for:

- 1. minimization of fire spread between fire compartments
- 2. prevention of building collapse as a result of fire
- 3. minimization of fire spread between buildings
- 4. facilitation of firefighting and rescue by fire services personnel

**Commentary**

There are other fire safety objectives that are relevant: preventing the outbreak of fire, abating fire hazards, improving fire suppression and preventing loss of property. Provisions for some of these objectives can be found in the Buildings Ordinance and regulations.

**Clause A2.3**

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Functional Statements elaborate the fire safety objectives that a design should meet. The Functional Statements and corresponding Performance Requirements are stipulated in Section 2.

**Subsection A3 - Compliance****Clause A3.1**

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The adequacy of fire safety provisions in a building should be demonstrated by complying with the Performance Requirements in Section 2. Compliance with Performance Requirements can be achieved by:

- (a) complying with the Deemed-to-Comply provisions in this Code, or
- (b) formulating an Alternative Solution which complies with the Performance Requirements, or
- (c) a combination of (a) and (b).

**Commentary**

Compliance with the Deemed-to-Comply provisions in this Code may be regarded as a reliable way to comply with the requirements under the Buildings Ordinance for fire safety in buildings. When there is genuine difficulty in complying with the Deemed-to-Comply provisions for buildings of special hazards (due to their size, use, complexity or location), an Alternative Solution can be adopted and proved, in individual cases, to comply with the requirements under the Buildings Ordinance.

The Building Authority accepts the following as relevant considerations for the assessment of the building in respect of fire safety:

- (a) the anticipated risk of a fire occurring in the building;
- (b) the anticipated severity of the fire;
- (c) the ability of the structure of the building to resist the effect of fire and to minimise the spread of fire and smoke; and
- (d) the consequential and possible danger to the people in and around the building.

An acceptable Alternative Solution should take into consideration the criteria within the Performance Requirements and at the same time, apply scientific and engineering principles to the protection of people and property from fire. Such an approach may be the only viable means to achieve an acceptable level of fire safety in some large or complex buildings. Where fire engineering is used to formulate an Alternative Solution, its acceptability will be assessed by reference to a set of qualitative criteria, i.e. the Performance Requirements.

Quantitative and qualitative techniques may be used to evaluate risks and hazards. When quantitative methods are used, any assumptions made should be substantiated by referenced documentation.

## **Subsection A4 - Parts in this Code**

### **Clause A4.1**

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This Code consists of the following parts:

- Part A - Introduction
- Part B - Means of Escape
- Part C - Fire Resisting Construction
- Part D - Means of Access
- Part E - Fire Properties of Building Elements and Components
- Part F - Fire Safety Management
- Part G - Guidelines on Fire Engineering
- Annex A - List of Codes of Practice and Guides issued by Licensing Authorities for Licensed Premises

Parts B to E provide the prescriptive requirements of this Code, or the Deemed-to-Comply provisions, for complying with the Performance Requirements. Parts F and G provide guidelines on fire safety management and fire engineering respectively.

### **Clause A4.2**

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The Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment issued by the Fire Services Department should be read in conjunction with this Code.

### **Clause A4.3**

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Codes of Practice or Guides issued by relevant licensing authorities should be read in conjunction with this Code. Some commonly used Codes of Practice and Guides are listed in Annex A for reference.

## **Subsection A5 - Change in Use or Bounding Conditions**

### **Clause A5.1**

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Apart from alterations and additions, an authorized person should consider if a submission to the Building Authority may be required if a building or fire compartment involves:

- (a) change in use, based on the categories outlined within Subsection A7; or
- (b) change in Bounding Conditions.

#### **Commentary**

A change in one Use Classification to another is considered as a “material change in use” under Section 25 of the Buildings Ordinance (Cap. 123). As the fire risk to occupants may be adversely affected, the suitability of the building for the new use, by reason of its construction, should be assessed and upgrading works may be required.

Bounding Conditions are the set of fire safety provisions to be provided and maintained when adopting performance-based approach to fire safety design and should be specified in the general building plans. Any changes to Bounding Conditions (e.g. change to fire safety provisions, fire compartment or occupant capacity etc.) may invalidate the performance-based fire safety design. The authorized person should review the Bounding Conditions and assess if submission to the Building Authority for approval is required. Part G provides the details on the application of Bounding Conditions.

## **Subsection A6 - Limitation of this Code**

### **Clause A6.1**

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The Deemed-to-Comply provisions have not taken into account the scenarios involving significant and organised arson, terrorism or similar emergencies.

#### **Commentary**

Smaller acts of arson with small fire size involving an individual ignition source may result in an initial fire growth that is faster than that of an accidental fire, but the overall fire development may not differ from an accidental fire and hence meeting the Deemed-to-Comply provisions is an appropriate mitigation. Issues related to fire safety design for major arson or terrorism scenarios can only be addressed through a performance-based approach, on an individual case-by-case basis.

## Subsection A7 - Use Classification

Use Classifications are stipulated in Table A1.

**Table A1: Use Classification**

Types of Premises		Typical Examples / Interpretations
1. Residential	1a. House type dwellings	Single family house up to three storeys high.
	1b. Flats	Flats including service apartments.
	1c. Tenement houses	A building in the domestic part of which any living room, as a place for cooking or sleeping, is intended or adapted for the use of more than one tenant or sub-tenant.
2. Hotel and similar Transient Accommodation		Hotels, guesthouses, barracks, dormitories, hostels, boarding houses, motels, etc.
3. Institutional	3a. Health/child care facilities	Hospitals, purpose-built clinic, nurseries, child care centres, day care centres, drug dependent person treatment areas, homes for the elderly.
	3b. Detention and correctional centres	Detention centres, correctional centres, etc.
4. Commercial	4a. Business facilities	Offices and associated business spaces.
	4b. Mercantile facilities	Retail shops, markets, supermarkets, department stores, food courts, cafés, restaurants, lounges, bars and pubs, banking halls, betting halls, showrooms, etc.
5. Assembly	5a. Places of Public Entertainment	The uses listed in Places of Public Entertainment Ordinance (Cap. 172), such as cinemas, theatres, exhibition centres, stadia.
	5b. Educational establishments	Classrooms, lecture rooms, libraries and study rooms in schools, kindergarten, colleges or universities.
	5c. Transport facilities	Passenger terminals for air, rail, road or sea. Airports, bus termini, railway stations, etc.
	5d. Other Assembly Premises	Places of assembly not specifically listed in Type 5a-c, such as conference centres, skating rinks, gymnasias, churches, public halls and columbaria, etc.
6. Industrial	6a. Industrial workplaces	Industrial workplaces for manufacturing and processing any article, power generation facilities, depots, aircraft maintenance facilities, film production facilities, commercial kitchens, commercial laundries, commercial laboratories etc.
	6b. Warehouses	Container terminals, freight stations, warehouses for general goods storage and logistic centres.
	6c. Storage, manufacturing of hazardous/ dangerous goods premises	Storage or manufacturing premises for flammable goods, explosive goods, explosives production and flammable/hazardous chemical processing.
7. Carparks		Parking structure and garage, including car ports.
8. Plant rooms & the like		Mechanical and electrical plant rooms, IT equipment room, access facilities for telecommunication and broadcasting services etc.

Note:

1. In respect of some Use Classifications, there are specific requirements under the relevant Ordinances, Regulations as well as Codes of Practice/Guides issued by relevant licensing authorities.

**Commentary:**

Eight major Use Classifications are stipulated in Table A1. The Use Classifications are developed according to the potential fire hazard, with consideration to the characteristics of occupancy and building type.

**Use Classification 1 Residential Premises**

Residential premises contain sleeping accommodations as well as other living functions, and occupants are generally familiar with the building layout. The response time of occupants will be increased whilst asleep. It is recognised that the degree of protection should increase as the density of occupants increases. Thus, residential premises are further classified into 3 sub-classes with respect to their characteristics.

House type dwellings basically contain one staircase serving a single family with low occupant capacity.

Self-contained flats are found in both high-rise and low-rise residential buildings, which are separated from each other by fire barriers. This type of use may co-exist with other Use Classifications at lower levels, such as retail, forming a composite building.

Older type tenement houses commonly contain multi-family occupancies within a flat and are relatively dense. Commonly a simple kitchen and bathroom are provided but the remainder of the unit is one large space sub-divided into cubicles.

**Use Classification 2 Hotel and similar Transient Accommodation Premises**

This type of premises contains sleeping accommodation, as well as other living functions, where occupants are usually unfamiliar with the building layout. The response time of occupants will be increased whilst asleep. The movement time of the occupants will be increased as they need more time to find their way to the exit in the unfamiliar environment.

**Use Classification 3 Institutional Premises**

Occupants in this type of premises will often require assistance to evacuate. There are 2 sub-classes.

In health/child care facilities and patient care facilities, significant portion of occupants are generally not capable of self-preservation because of illness, injury or age, and/or physical or mental disability and can only evacuate with assistance. However, some occupants in these facilities are mobile, and can evacuate rapidly, such as outpatients in hospitals, staff in elderly homes, who can assist others to evacuate in the event of fire.

In detention and correctional facilities, persons are under various restraints. These occupancies present a unique problem due to the restraints imposed. Often, the evacuation of occupants is controlled by management, including their ability to walk from one room to another.

**Use Classification 4 Commercial Premises**

Occupants are normally awake in commercial premises. There are 2 sub-classes with respect to functions of commercial premises.

Business facilities are used for financial, managerial, clerical and technical activities performed in relation to the operation of a business. These premises include rooms for audio & video recording facilities, committee rooms, conference rooms, meeting rooms, staff rooms, common rooms, law courts, function rooms, waiting rooms, medical treatment or consultation room etc. Occupants are considered to be awake, mobile, and may be familiar with their surroundings. Also, the contents usually do not present severe fire hazards such as rapid fire development or explosions.

Mercantile facilities are used for retail, stores for displaying and offering merchandise for sale or providing food services to the public. These premises include lounges, cafés, restaurants, bars and pubs, karaoke establishments, supermarkets, malls, markets, barber shops, banking halls, public service counters, amusement centres, massage parlours, bathhouses, betting centres, clubhouses, solemnization premises for marriage etc. Occupants generally are assumed to be somewhat, if not totally, unfamiliar with the building arrangement. The occupants are expected to be mobile and capable of self-preservation but, due to crowding and lack of familiarity, might have some difficulties in locating and walking to exits in an emergency. Also, the display of merchandise can present a higher fire growth rate than in other occupancies.

#### **Use Classification 5      Assembly Premises**

Assembly premises are buildings or parts of buildings in which potential large occupancy gathers for such purposes as deliberation, entertainment, amusement, leisure, catering and education. Assembly premises are further classified into 4 sub-classes in terms of occupant familiarity with buildings.

Use Classification 5a are Places of Public Entertainment as determined under Places of Public Entertainment Ordinance (Cap. 172). The Ordinance governs entertainments such as concerts, performances, cinemas, music shows, etc within theatres and staged venues; circus, amusement rides, exhibitions, sporting, dance parties, etc.

Use Classification 5b are educational establishments such as schools, colleges, universities, non-public and public libraries. Occupants may be familiar with the building compared with other assembly places, and are awake to respond to emergency.

Use Classification 5c are transport facilities for air, rail, road or sea; and railway stations. These facilities have a primary purpose for passenger transit, with occupants who normally stay within a building for a period of time not longer than that necessary to wait for and board a departing vehicle/ship/aircraft or exit the terminal after arrival in an incoming vehicle/ship/aircraft. The premises are designed to suit the primary purpose including the paid/unpaid areas in train stations and restricted areas in airport, with occupants following a planned flow pattern.

Use Classification 5d are other types of assembly premises, not specifically listed under Cap. 172, such as galleries, convention centres, conference centres, churches, amusement arcades, skating rinks, gymnasium, bowling alleys, viewing galleries, museums and columbaria etc. Generally, occupants are not familiar with the building, but they are mobile and capable of self-preservation. The occupant density can be varied greatly, depending upon the function or use of the premises. Occupants may temporarily lose their alertness and/or capability to escape due to the entertainment or exhibition they may be viewing. The fire safety concerns are that the occupants should be warned of a fire at the early stage, that adequate aisle and exit capacity should be available at all times and that the means of escape should be easy to find, well lighted and unobstructed.

#### **Use Classification 6      Industrial Premises**

Industrial premises are buildings generally used as factories, workshops or warehouses in which processing, assembling, mixing, sheltering of goods and products, packaging, finishing, decorating, cleaning, washing and/or repair operations are conducted. These premises include slaughtering houses, film production facilities, power generation plants, shipyards, depots, aircraft maintenance and repair facilities, commercial laboratories, commercial kitchens and commercial laundries etc. Laboratories within schools, hospitals as well as medical laboratories involving collecting samples from visiting human / animal on the premises are excluded.

Occupants are generally familiar with the building and are awake. Occupant density is relatively low in comparison with other premises, except some labour intensive factories. Most manufacturing factories are of a large space to accommodate processing facilities. Dangerous goods may be present.

**Use Classification 7      Carpark Premises**

Carpark premises are similar to vehicle storage with low occupant density. Occupants' familiarity with the carpark depends on whether they are occasional visitors or regular users.

**Use Classification 8      Plant Rooms & the like**

This Use Classification are intended to cover the secondary spaces or back of house spaces within a building such as mechanical and electrical plant rooms, which accommodate very limited number of occupants or are unoccupied including chiller rooms, AHU rooms, compressor rooms, pump rooms, boiler rooms, lift motor rooms, transformer rooms, generator rooms, switchgear rooms, battery and charger rooms, telecommunication and broadcasting services rooms etc.

## **Section 2 – Performance Requirements**

### **Subsection A8 – Means of Escape**

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#### **Functional Statement for Means of Escape**

Building (Planning) Regulation 41(1): Means of escape.

Every building shall be provided with such means of escape in case of emergency as may be required by the intended use of the building.

#### **Performance Requirement B1**

A building, fire compartment or storey should be provided with adequate means of escape for all occupants to evacuate safely without being overwhelmed by the effects of fire.

#### **Performance Requirement B2**

A building, fire compartment or storey should have adequate fire safety provisions to protect evacuating occupants from the impact of fire.

#### **Performance Requirement B3**

The means of escape within a building should have adequate lighting for identification of the locations of exits and paths of travel to an exit in case of fire.

#### **Performance Requirement B4**

Sufficient warning should be provided to the building occupants to evacuate in case of outbreak of fire.

#### **Performance Requirement B5**

Building management should provide an appropriately and effectively managed process to allow for orderly evacuation in case of fire.

#### **Performance Requirement B6**

Adequate signs should be provided for identification of the means of escape in case of fire.

#### **Performance Requirement B7**

Means of escape for tall buildings should be appropriately designed to:

- (a) allow occupants to take a short rest safely, whilst evacuating;
- (b) minimise the threat of smoke within staircases; and
- (c) provide an area for firefighting staging activities.

## **Guidance**

The following factors should be considered for complying with Performance Requirements B1 to B7:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Security measures impairing escape;
- (g) Fire safety provisions installed within the building;
- (h) Type, number, size, location and layout of exit routes;
- (i) Suitable resting areas to avoid fatigue;
- (j) Suitable construction to prevent slipping and falling;
- (k) Temperature, visibility, toxicity of smoke;
- (l) Protection from adjoining and adjacent buildings; and
- (m) Fire service intervention.

## **Subsection A9 – Fire Resisting Construction**

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### **Functional Statement for Fire Resisting Construction**

Building (Construction) Regulation 90: Fire resisting construction.

Every building shall be designed and constructed so as to-

- (a) inhibit the spread of fire within the building and to nearby buildings by dividing the building into compartments;
- (b) provide adequate resistance to the spread of fire and smoke by the separation of different uses in a building by compartment walls and floors and by the separation of the building from any adjoining building or site;
- (c) maintain the stability of the building in case of fire; and
- (d) provide adequate resistance to the spread of fire over the roof of one building to another having regard to the position of the building.

### **Performance Requirement C1**

A building should be provided with adequate fire safety provisions to inhibit the spread of fire:

- (a) within a building;
- (b) between buildings or other property;
- (c) to allow occupants to evacuate safely; and
- (d) to allow fire service intervention.

### **Performance Requirement C2**

A building should be constructed to maintain its stability in case of fire to:

- (a) allow sufficient time for occupants to evacuate safely;
- (b) allow fire service intervention.

### **Performance Requirement C3**

The openings or penetrations at fire barriers should be adequately protected to maintain their level of performance in case of fire.

### **Performance Requirement C4**

Building elements should have adequate provisions to minimise the spread of smoke.

### **Performance Requirement C5**

The functions of the fire safety provisions of a building should maintain for a reasonable period of time during a fire.

### **Performance Requirement C6**

Fire safety provisions should be provided to a building or parts of a building undergoing construction, demolition, alteration, repair or maintenance with due consideration to the hazard imposed by the works and the fire safety precautions available.

### **Guidance**

The following factors should be considered for complying with Performance Requirements C1 to C6:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Building location in relation to property boundaries;
- (g) Location of roof having regard to other buildings;
- (h) Required duration of tenable conditions to be maintained in fire compartments other than that of fire origin;
- (i) Active fire safety provisions installed within the building;
- (j) The timing of the works; and
- (k) Fire service intervention.

## **Subsection A10 – Means of Access**

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### **Functional statements for means of access**

Building (Planning) Regulation 41A: Access staircases for firemen

Building (Planning) Regulation 41B: Fireman's lifts

Building (Planning) Regulation 41C: Firefighting and rescue stairway

Building (Planning) Regulation 41D: Emergency vehicular access

Every building shall be provided with adequate access to allow firemen safe and unobstructed access to all floors of the building in the event of a fire.

Every building shall also be provided with an emergency vehicular access to allow safe and unobstructed access of a vehicle of the Fire Services Department to the building and to provide for the safe operation of such a vehicle in the event of fire.

### **Performance Requirement D1**

A building should be provided with the following provisions to assist firefighting:

- (a) Access staircases for firemen;
- (b) Fireman's lifts;
- (c) Firefighting and rescue stairways; and
- (d) Emergency vehicular access.

### **Guidance**

The following factors should be considered for complying with Performance Requirement D1:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Active fire safety provisions installed within the building; and
- (g) Building location in relation to property boundaries.

## **Subsection A11 – Fire Safety Management**

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### **Functional Statement for Fire Safety Management**

The fire safety provisions provided in a building shall be available during fire emergency.

### **Performance Requirement F1**

The fire safety provisions of a building should be kept in good working order and evacuation procedure are effectively implemented in case of fire.

### **Guidance**

The following factors should be considered for complying with Performance Requirement F1:

- (a) Use Classification of the building;
- (b) Active fire safety provisions installed within the building; and
- (c) Fire hazard, its potential growth and duration.

## Section 3 – Definitions

“**Access staircase**” means a staircase so designed and constructed as to allow firemen safe and unobstructed access to all storeys of a building in the event of fire.

“**Balcony approach**” means a balcony which is used as an external approach to a common staircase and which serves two or more occupancies.

“**Basement**” means any storey, which is below the lower or lowest ground storey and from which any exit route is in an upward direction. A basement may have one or more sides open to the air, due to a sloping site.

“**Bounding Conditions**” means the set of fire safety provisions that must be maintained as a result of a performance-based approach to the fire safety design and that if altered will invalidate the performance-based fire safety design.

“**Compartment area**” means the area of the floors of a building contained within the external surfaces of a fire compartment.

“**Compartment volume**” means the volume of the portion of a building contained within the external surfaces of the walls and floors forming a fire compartment.

“**Cubical extent**”, in relation to a building, means the space contained within the external surfaces of its walls and roof of a building and the upper surface of the floor of its lowest storey, excluding any space within any enclosure on the roof used exclusively for accommodating a water tank or lift gear or any other services, and, if any side of the building is not enclosed by a wall, that side shall be deemed to be enclosed by a wall extending downwards from the outer edge of the roof;

“**Deadend travel distance**” means the overall length of travel within an exit route before an alternative exit is available.

“**Discharge value**” means the number of persons that a staircase of a given width may be assumed to be capable of discharging from a given number of storeys.

“**Element of construction**” means:

- any floor, beam, column, or hanger;
- any loadbearing wall or loadbearing member other than a member forming the roof or part of the roof;
- any required staircase including the landings and supports thereto.

(Note: Any raised flooring system at a height of not more than 600 mm from the original floor will not be considered as an element of construction. In such case, the compartment walls or other fire barriers should start from the structural floor and not just rest on the raised floor.)

“**Emergency Vehicular Access (EVA)**” means a vehicular access used or to be used for access of a vehicle of the Fire Services Department to the building in the event of a fire or other emergency.

“**Exit door**” means a door from a storey, flat, or room, which gives access from such storey, flat or room on to an exit route.

**“Exit route”** means the continuous path of travel from any part of a building to the ultimate place of safety, not including a revolving door, lift or escalator (see Diagram A2).

**“Factory”** is as defined in the Factories and Industrial Undertakings Ordinance (Cap. 59).

**“Fire barrier”** means the construction that has a fire resistance rating separating one space from another. It may form part of a fire compartment.

**“Fire compartment”** means a space enclosed by fire barriers or appropriate construction to all sides such that fire will not spread from the space; or spread into adjoining space.

**“Firefighting and rescue stairway”** means a stairway accommodating an access staircase and a fireman’s lift;

**“Fire resistance rating (FRR)”** means the period of time that a building element is capable of resisting the action of fire when tested in accordance with ISO 834, BS 476: Parts 20 to 24 or equivalent. Fire resistance ratings are designated by three terms, to represent the make up of the element of construction, i.e. X/Y/Z, where:

- X - Stability fire resistance rating (minutes)
- Y - Integrity fire resistance rating (minutes)
- Z - Insulation fire resistance rating (minutes)

**“Fire safety provisions”** means the installations, equipments, systems, building elements or methods used in a building to achieve the fire safety objectives as stated within Subsection A2. The provisions include active fire safety provisions (sprinklers, detectors, alarms etc.) and passive fire safety provisions.

**“Fireman’s lift”** means a lift designed and installed to be used by firemen in the event of a fire;

**“Flat”** means a separate and self-contained dwelling, forming a part of a building from some other part of which it is divided horizontally, and includes a maisonette and tenement floor.

**“Ground storey”** means the storey in which is situated an entrance from a street to the building and, where a building fronts or abuts on more than one street and due to a difference in street levels there are two or more entrances serving different streets and situated in different storeys, means each such storey.

**“Industrial undertaking”** is as defined in the Factories and Industrial Undertakings Ordinance (Cap. 59).

**“Maisonette”** means a flat not being a tenement floor and having more than one but not more than three storeys.

**“Non-combustible”** means a material which satisfies a recognized non-combustibility test stipulated in Part E.

**“Notifiable workplace”** is as defined in the Factories and Industrial Undertakings Ordinance (Cap. 59).

**“Occupant capacity”** means the number of persons, which the room or storey or fire compartment of a building, for the purposes of this Code, is capable of holding. Provided that where there is on any storey the entrance to a maisonette, that storey shall, for the purpose of this definition, be deemed to include all floors of the maisonette.

**“Passive fire safety provisions”** means permanent building features and architectural aspects of a building that prevent fire development and spread. Examples include required staircases, fire rated doors, spandrels, fire barriers, linings with low combustibility etc.

**“Places of public entertainment”** means any building or that part of a building constructed or adapted to be used for any public entertainment and includes the place itself and any means of ingress or egress for the purpose of and in connection with such place, and in cases in which such place consists of a part or parts only of a building includes also any other part or parts of such building used or intended to be used for the purpose of and in connection with such place. Public entertainment in this context is as defined in the Places of Public Entertainment Ordinance (Cap. 172).

**“Protected exit”** means a required staircase, or ramp, or passageway, being enclosed by fire barriers, that leads to an ultimate place of safety.

**“Protected lobby”** means a lobby formed by fire and smoke resisting construction in accordance with Part C to prevent the spread of heat and smoke.

**“Redevelopment site”** means a site that is not a virgin site.

**“Refuge floor”** means a protected floor that serves as a refuge for the occupants of the building to assemble in case of fire, for a short period of time, before reaching an ultimate place of safety.

**“Required staircase”** means an access staircase, whether in a firefighting and rescue stairway or not, or a staircase required for means of escape in case of fire.

**“Smoke seal”** means a sealing compound or component installed at an opening to limit the spread of smoke between two adjoining spaces. Typically it is provided to a door, damper or other penetration where smoke is required to be inhibited.

**“Special hazard”** means a hazard that requires special consideration given the occupant awareness, knowledge of building, fire services systems installed, physical construction and location and width of exits, relative to the ignition risk, spread of fire, generation of smoke, heat or toxic gases that may endanger the life and safety of the occupants. Areas of special hazard have a relatively higher fire risk with regard to ignition. These areas include transformer rooms, central A/C plant rooms, lift machine rooms, main switch rooms, generator rooms, boiler rooms, dangerous goods store rooms, fuel tank rooms and the like.

**“Storey”** means the space between the upper surface of every floor and the upper surface of the floor next above it where such a floor exists and in the case of a top storey the space between the upper surface of that floor and the mean height of the ceiling or roof.

**“Travel distance”** means the horizontal distance measured on the floor along the centreline of the exit route between the furthest point (most remote point) on a storey or within a fire compartment to:

- (a) the centre of the fire rated door to a protected exit or a required staircase, as the case may be; or
- (b) if there is no such door, the first tread of the required staircase; or
- (c) if the exit route leads directly to an ultimate place of safety, any one of the discharge points to the ultimate place of safety.

**“Ultimate place of safety”** means a place of safety for final exit discharge where a protected exit terminates that provides access to an area clear of the effects of fire, where people may safely disperse. The ultimate place of safety is a street or an open area outside the subject building and connects directly with a street, with a width not less than 1.5m wide or the total required width of exit routes discharging into the area, whichever is greater, from which occupants can safely disperse away from the subject building.

**“Usable floor area”** means the aggregate of the areas of the floor or floors in a storey or a building excluding, unless otherwise specified, any staircase, public circulation space, lift landings, lavatories, water-closets, kitchens in flats, and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building.

**“Use Classification”** means the categories of use of premises stipulated in Table A1.

**“Virgin site”** means a site where there is no temporary or permanent building, including a building exempted from the Buildings Ordinance under the Buildings Ordinance (Application to the New Territories) Ordinance, in existence before.

**Diagram A2: Illustration of Exit Route**

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