

Fire Resisting Construction in Buildings



Common corridor



Special hazard room



Fireman's lift lobby



Staircase and fire door



Cable and duct protection

Introduction

Buildings are made up of different components. Some of them are designed to resist fire so as to prevent spread of fire and protect people and their properties from the effect of fire. Unauthorized alterations to these building components may reduce their fire resisting property and thus the fire safety of the building. This leaflet introduces the common types and functions of fire resisting construction in a building which should not be altered without proper professional advice and the approval of the Building Authority.

Preventive Maintenance

Building owners should keep the fire resisting components under proper maintenance. If unauthorized alteration or defective fire resisting construction is found, the owner, the occupant, the owner's corporation or the management company should enlist the service of an Authorized Person to advise on the conditions, propose remedial work, and apply for permission from the Building Authority as necessary. A list of Authorized Persons can be viewed at the Buildings Department and any District Offices. Authorized Persons include architects, engineers and surveyors registered under the Buildings Ordinance.

Enquiries

Buildings Department 12th-18th Floor, Pioneer Centre 750 Nathan Road, Kowloon	Building Safety Hotline (24-hour)	2626 1234
	Building Information Hotline (24-hour)	2626 1313
	General Enquiries	2626 1616
	Facsimile	2537 4992
	Complaints	2626 1642

Common Fire Resisting Construction and Deficiencies



Removal of fireman's lift lobby

Fireman's Lift Lobby

It protects the firemen using the lift. No alteration should be made in the lobby wall and door.



Services within staircase enclosure without proper protection

Cable and Duct Protection

Other than fire fighting equipment and installations, staircases should not accommodate electrical cables, air ducts or similar services.



Unprotected electric meter room

Special Hazard Rooms

Fire resisting enclosure protects fire spread from such rooms. No unprotected opening should be made in the enclosure.



Damaged / Missing fire doors

Fire Doors

They protect the staircase from fire and smoke, and should have adequate fire resisting property and self-closing device to keep them in a closed position.



Unauthorized opening in fire resisting wall and the installation of exhaust fan

Staircases, Walls and Floors

They prevent the spread of fire and smoke from one part of a building to another. No opening should be made in these walls and floors. No opening or alteration should also be made in the fire resisting walls and doors of protected lobby.



Door of inadequate fire resistance opens onto common corridor

Common Corridors

Walls and doors enclosing internal corridors are required to have a specified fire resisting property and no holes are allowed, otherwise, fire and smoke may pass through these holes blocking the access to the exit staircase.