# Fire Resisting Construction in Buildings





Special hazard room



Fireman's lift lobby



### 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 unauthourized 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**

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## **Common Fire Resisting Construction and Deficiencies**



#### Fireman's Lift Lobby

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



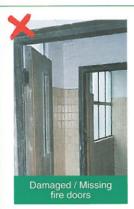
#### **Cable and Duct Protection**

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



#### Special Hazard Rooms

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



#### **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.



#### Staircases, Walls and Floors

They prevent the spread of fire and smoke from one part of a bulding 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.



#### **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.