

標丁學堂 KNOW YOUR BUILDING

改善舊樓消防安全

Improve fire safety of old buildings



舊式樓宇雖然一般符合其興建時的消防安全標準，但其消防安全標準與最新規定的標準或有一定距離。為其使用人、佔用人及訪客提供更佳的保障，現時有以下三條法例要求提升舊式樓宇的消防安全措施。條例的執行當局為屋宇署和消防處。屋宇署負責建築物的規劃、設計及建造，而消防處則負責消防裝置及設備。執行當局會巡查建築物，並考慮建築物的實際狀況後，制定及發出「消防安全指示」或「改善消防安全指示」。

The fire safety standards of old buildings generally meet the prevailing standards at the time of their construction, but they may still fall short of the latest requirements. For better protection of users, occupants and visitors, the three fire safety related ordinances below require enhancement of fire safety measures of old buildings. The Buildings Department (BD) and the Fire Services Department (FSD) are the enforcement authorities for these three ordinances. BD is responsible for planning, design and construction of buildings, while FSD is responsible for fire service installations and equipment. After inspecting the target premises or buildings, the enforcement authorities will, depending on the actual circumstances, issue Fire Safety Directions (FSDns) or Fire Safety Improvement Directions (FSIDns) to the parties concerned.

《消防安全(商業處所)條例》(第502章)

Fire Safety (Commercial Premises) Ordinance (Cap. 502)

《消防安全(商業處所)條例》(第502章)於1997年5月2日生效，旨在規管用作以下5類「訂明商業處所」。

The Fire Safety (Commercial Premises) Ordinance (Cap. 502), enacted on 2 May 1997, aims to regulate the 5 types of prescribed commercial premises (PCP) below.



銀行業務(商人銀行業務除外)
Banking (other than merchant banking)



場外投注
Conduct of off-course betting



在設有保安區的處所經營的珠寶或金飾業務
Conduct of a jewelry or goldsmith's business on premises that have a security area



超級市場、特大超市或百貨公司用途
Use as a supermarket, hypermarket or department store



商場用途
Use as a shopping arcade

自1998年6月1日起，有關條例擴展至所有於1987年3月1日之前已建成或首次呈交建築圖則審批作辦公室、業務、貿易或任何娛樂用途的「指明商業建築物」。

Since 1 June 1998, the scope of the ordinance has been extended to cover all specified commercial buildings used for the purposes of an office, business, trade or any entertainment which were constructed on or before 1 March 1987, or with the building plans first submitted for approval on or before that day.

《消防安全(建築物)條例》(第572章) Fire Safety (Buildings) Ordinance (Cap. 572)

《消防安全(建築物)條例》(第572章)於2007年7月1日生效,旨在規管用作綜合用途或住用建築物的消防安全。條例適用於所有於1987年3月1日或之前已建成或首次呈交建築圖則審批用作:一部分作住用用途,而另一部分作非住用用途;或純住用用途並且高於三層的建築物。

The Fire Safety (Buildings) Ordinance (Cap. 572), enacted on 1 July 2007, aims to regulate fire safety of composite or domestic buildings. It applies to all buildings used partly for domestic purposes and partly for non-domestic purposes, or solely for domestic purposes with more than 3 storeys, which were constructed on or before 1 March 1987, or with the building plans first submitted for approval on or before that day.



《消防安全(工業建築物)條例》(第636章) Fire Safety (Industrial Buildings) Ordinance (Cap. 636)

《消防安全(工業建築物)條例》(第636章)於2020年6月19日生效,適用於1987年3月1日或之前已建成或首次呈交建築圖則審批用作工廠、工業經營、貨倉、倉庫、大量物品儲存處,或相類工業處所的工業建築物。

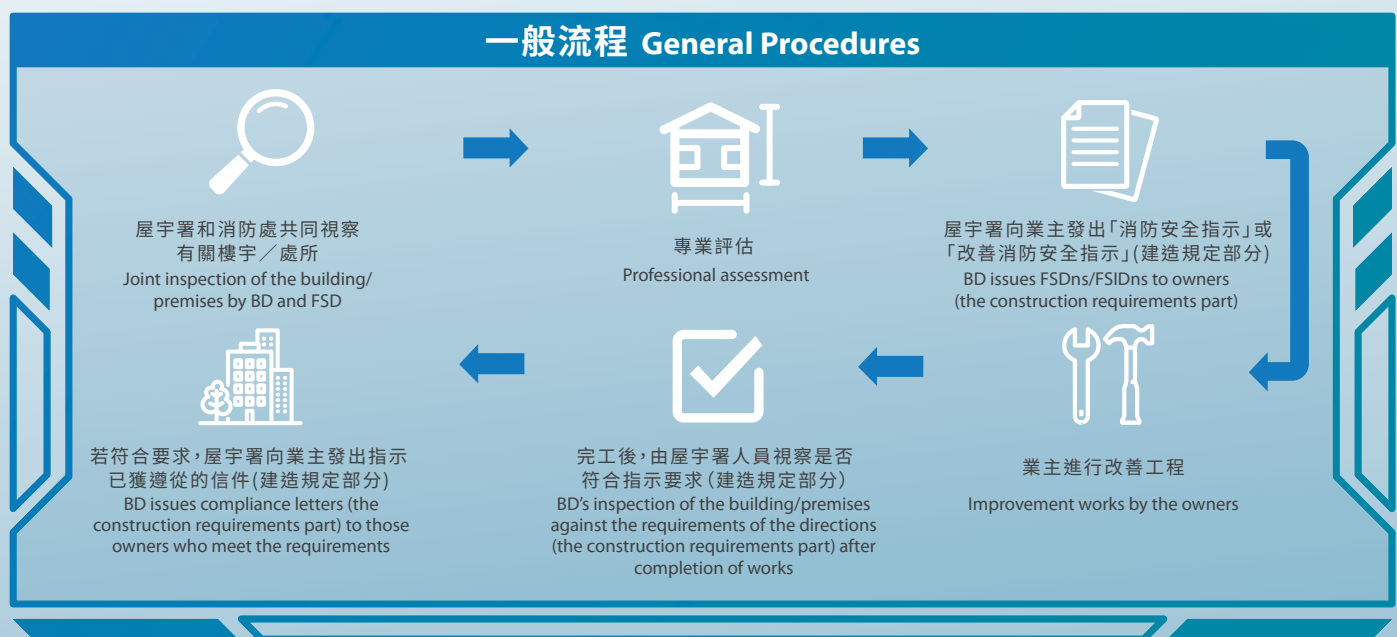
The Fire Safety (Industrial Buildings) Ordinance (Cap. 636), enacted on 19 June 2020, applies to all industrial buildings used as factories, industrial undertakings, godowns, warehouses, places of bulk storage, or similar industrial premises which were constructed on or before 1 March 1987, or with the building plans first submitted for approval on or before that day.



「消防安全指示」或「改善消防安全指示」 FSDns or FSIDns

屋宇署和消防處進行巡查後會向業主及/或佔用人發出「消防安全指示」或「改善消防安全指示」。一般而言,屋宇署就建造規定發出的指示可涉及火警逃生途徑、消防和救援進出途徑及耐火結構三方面。

After inspection, BD and FSD will issue to the owners and/or occupiers FSDns or FSIDns. In general, those in relation to construction requirements issued by BD cover means of escape in case of fire, means of access for firefighting and rescue, and fire resisting construction.



遵從「消防安全指示」或「改善消防安全指示」的小提示 Tips for complying with FSDns or FSIDns

屋宇署發出的「消防安全指示」或「改善消防安全指示」一般會要求改善逃生通道、消防及救援通道的安全和耐火結構以阻止火勢於處所或建築物內蔓延。一般情況下,業主須委任註冊一般建築承建商/註冊小型工程承建商進行所需的消防安全改善工程。惟涉及公用地方、「訂明商業處所」或個別單位(例如地庫、較大或牽涉多於一個樓層)的要求會比較複雜,甚至須要根據《建築物條例》(第123章)先獲得屋宇署的審批和同意才可進行所需工程。因此業主應委任合資格的建築專業人士協助規劃及統籌工程,有需要時可向屋宇署提出改善消防安全的替代方案,並在完工後向屋宇署匯報以安排驗收。在完成具備耐火時效的門、窗或物料的建造後,記得向屋宇署提交證明書及相關測試/評估報告副本,以證明符合「消防安全指示」或「改善消防安全指示」中有關耐火時效/耐火效能的要求。

The FSDns or FSIDns issued by BD normally require the owners to upgrade the means of escape, means of access for fire fighting and rescue, and fire resisting construction to prevent the spread of fire in the premises or building. In general, owners should appoint Registered General Building Contractors / Registered Minor Works Contractors to carry out the required fire safety improvement works. But for the common area, PCP or individual units involving basements, larger units/units with more than 1 storey for instance, the requirements are more complicated. Before carrying out the required works, prior approval and consent of BD under the Buildings Ordinance (Cap.123) are required to be obtained. As such, owners should appoint qualified building professionals to assist in planning and coordination, propose fire safety improvement alternatives to BD if necessary, and report to BD after completion of works. **Remember** to submit to BD copies of the certificates and relevant test/assessment reports of fire resisting doors, windows or materials upon completion of works showing that their fire resistance period / fire resistance rating meets the requirements stipulated in the FSDns or FSIDns.

常見的消防安全建造規定的改善工程如下： Here are some typical fire safety construction improvement works:

更換大廈逃生樓梯防火門* Replacement of fire rated doors for escape staircases*

典型的防火門 A typical fire rated door



關門器
Door Closer



不銹鋼門鉸
Stainless Steel Hinges



最小高度
2000 毫米
Min. height
2000 mm

最小闊度
750 毫米
Min. width
750 mm



觀看窗(若適用)
Vision Panel (if applicable)



門框
Door Frame



沒有過大縫隙
No excessive gap*

*不同品牌的防火門(木或玻璃)設計細則或不盡相同,但有關防火門的建造須符合測試報告規定的所有要求(包括尺寸、鐵器設施及遇熱膨脹條)才可獲接納。

*The design details of different brands of wooden or glass fire rated doors may vary but they should be constructed in accordance with all requirements, including dimensions, ironmongery works and intumescent strips, as stipulated in the test reports before it is considered as acceptable.

防火門應有足夠耐火時效及不阻礙逃生途徑。

Fire rated doors should have the required fire resistance period without obstructing the means of escape.

屬豁免建築工程
Exempted Building Works

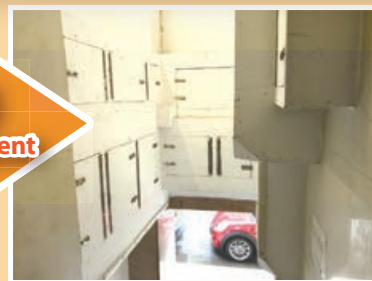


建議委任註冊建築專業人士跟進
You are recommended to appoint a Registered Building Professional for such works

圍封逃生樓梯內的設施 Enclosures for services in escape staircases



圍封前 Before

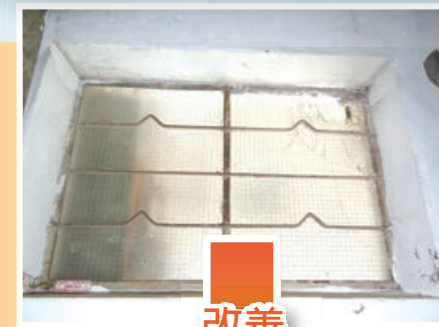


圍封後 After

火警時樓梯內的設施包括電線、電錶等可能燃燒導致逃生樓梯失效,因此須以防火物料圍封有關設施。電訊光纖、水掣和水錶則無需圍封。

Services inside escape staircases, e.g. electrical cables and meters, should be enclosed by fire rated materials to prevent the spread of fire from such services. No enclosures are required for optical fibre wires, water valves and water meters.

更換逃生樓梯內的窗戶 Replacement of windows in escape staircases



換窗前
Before

改善
Improvement



換窗後
After

火勢可能由毗鄰樓宇的窗戶或同一樓宇的其他窗戶蔓延至逃生樓梯,因此逃生樓梯窗戶須為固定窗及具備所需的耐火時效/耐火效能。

Fixed lights with required fire resistance period / fire resistance rating shall be provided to prevent the spread of fire from the windows of adjoining buildings or other windows of the same building.

屬小型工程
Minor Works



須按有關工程項目委任訂明註冊承建商及訂明建築專業人士(若適用)

Appoint a Prescribed Registered Contractor and Prescribed Building Professional of respective registered items of minor works (if applicable)

商業處所或建築物內影響消防安全的僭建物

Unauthorised building works (UBWs) affecting fire safety in commercial premises or buildings

屋宇署在過去的執法過程中，不難發現商業處所或建築物涉及僭建物，且部分僭建物更影響逃生通道的耐火結構或規劃，當中較常見的僭建物包括：

BD often came across UBWs in commercial premises or buildings during enforcement actions in the past, with some even affecting the fire resisting construction of escape routes or planning of means of escape. The common UBWs include:



於逃生通道安裝固定裝置
導致出口闊度不足
Inadequate width of exits caused
by installation of permanent
features on escape routes



在出口門上安裝須使用鑰匙
開啟的鎖扣裝置
Installation of key-operated
locking devices on exit doors



於逃生樓梯或其防護門廊內加建
僭建物，例如梯底舖
Addition of UBWs at the escape
staircase or its protected lobby
such as under-staircase shops



在出口門上安裝電動式鎖扣，
而該鎖不能在煙霧感應系統啟動、
警報系統／中央手動裝置操作，
或電力故障時自動解除
Installation of electrical locking
device on exit doors incapable of
automatic release upon actuation
of a smoke detection system,
the operation of an alarm
system/central manual override
or power failure



加裝捲閘，或安裝不適當
的鐵閘或被上鎖，導致阻礙
逃生通道
Obstruction to escape routes
caused by addition of shutters,
inappropriate installation of
metal gates or locked
metal gates



防護門廊被拆除
Protected lobby
removed

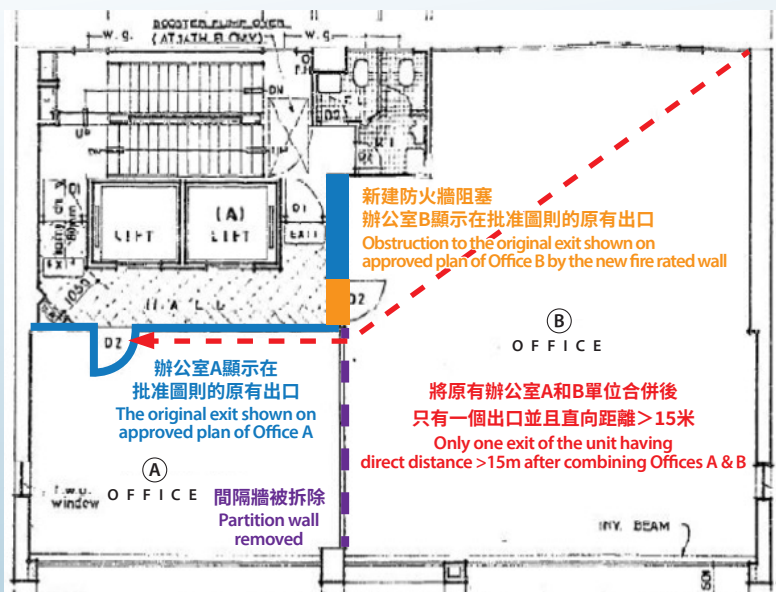


拆除逃生樓梯的防護門廊
Removal of protected lobbies of exit staircases



分隔牆被拆除
Partition wall
removed

改動處所內的耐火建築構件或其他組件，
如分隔牆、防火閘、擋火屏障等
Alteration to fire resisting elements of
construction or other components on the
premises, such as partition walls,
fire dampers and fire barriers



新建防火牆阻塞
辦公室B顯示在批准圖則的原有出口
Obstruction to the original exit shown on
approved plan of Office B by the new fire rated wall

辦公室A顯示在
批准圖則的原有出口
The original exit shown on
approved plan of Office A

將原有辦公室A和B單位合併後
只有一個出口並且直向距離>15米
Only one exit of the unit having
direct distance >15m after combining Offices A & B

間隔牆被拆除
Partition wall
removed

改動或合併單位導致出口數量不足、直向／行走距離過遠或防火隔室過大
Insufficient number of exits, excessive direct/travel distance to exits,
or excessive fire compartments caused by altering or combining flats



消防員
升降機門廊
Fireman's lift lobby
通往另一條逃生樓梯
Access leading to the lower
floor of the escape staircase

於消防員升降機門廊或公用走廊
加建僭建物導致不能直接通往
逃生樓梯，或轉往另一條
逃生樓梯的通道被阻隔
No direct access from fireman's lift
lobbies or common corridors to escape
staircases, or obstruction to access
leading to other escape staircases
caused by addition of UBWs

改動消防員升降機門廊導致
尺寸少於1.5米或使用不適當
物料影響其耐火結構
Fireman's lift lobbies with dimension
less than 1.5 m caused by alteration, or
its fire resisting construction affected
by the use of improper materials



於逃生樓梯或其防護門廊
牆身開鑿開口
Formation of openings to
the walls of the escape
staircase or its
protected lobby



密封或拆除地庫的
排煙槽或地面的排煙口
Seal or removal of smoke
outlet shafts of basements
or smoke outlets at
ground level



於作避火之用的天台
加建僭建物
Addition of UBWs on
roof for refuge use in
case of fire

刑罰 Penalties

為本身利益及對使用人及訪客提供更佳的防火保障，請盡早遵從「消防安全指示」／「改善消防安全指示」的要求。

For your own interests and better fire safety protection for occupants and visitors, you are advised to comply swiftly with the requirements of FSDns/FSIDns.

違反或沒有遵從 Contravention or Non-compliance	罰款／監禁 Fines/Imprisonment
「消防安全指示」或「改善消防安全指示」 FSDns or FSIDns	第4級 [®] 罰款，並可就該指示持續未獲遵從的每日另處罰款 \$2,500 [°] Liable to a fine at level 4 [®] and to a further fine of \$2,500 for each day during which the failure continues after the expiry of the period specified in the direction.
「符合消防安全令」或「改善消防安全令」 Fire Safety Compliance Orders or Fire Safety Improvement Compliance Orders	第5級 [®] 罰款，並可就該命令持續未獲遵從的每日另處罰款 \$5,000 [°] Liable to a fine at level 5 [®] and to a further fine of \$5,000 for each day during which the failure continues after the expiry of the period specified in the order.
「禁止令」或「限制使用令」 Prohibition Order or Use Restriction Order	罰款 \$250,000 及監禁 3 年，並可就持續違反該命令的每日另處罰款 \$25,000 [°] Liable to a fine of \$250,000 and to imprisonment for 3 years and to a further fine of \$25,000 for each day during which the contravention continues.

@ 第4級和第5級的最高罰款分別為 \$25,000 和 \$50,000 @ The maximum fines at levels 4 and 5 are \$25,000 and \$50,000 respectively

財政及其他援助 Financial and other support

屋宇署及市區重建局在財政方面亦提供了不同的支援，以協助業主履行其維修物業的責任。在「樓宇復修綜合支援計劃」下，業主只須填妥該計劃的一套申請表格，便能作出多項申請，以便進行各類樓宇及窗戶的修葺工程。



Various financial support, provided by BD and the Urban Renewal Authority, helps owners perform their duties in maintaining and repairing their properties. Under the Integrated Building Rehabilitation Assistance Scheme, owners can simply complete one set of application forms for multiple applications by those who meet the eligibility criteria of the respective assistance schemes to carry out different types of building and window repair works.

業主亦可向屋宇署申請「樓宇安全貸款計劃」下的貸款。



Owners can also apply to BD for loans under the Building Safety Loan Scheme.

資訊站 Information Kiosk

為了讓業主或佔用人更容易理解及遵從「消防安全指示」的要求，屋宇署網站亦特別加設以下資訊：

To help owners or occupiers better understand and comply with the requirements of the FSDns, the following information is added to BD's website:

1. 消防安全的主题網站
Fire Safety Thematic Website



2. 消防安全(商業處所)條例第502章簡介
An Introduction to the Fire Safety (Commercial Premises) Ordinance Cap. 502



3. 消防安全(建築物)條例第572章簡介
An Introduction to the Fire Safety (Buildings) Ordinance Cap. 572



4. 消防安全(工業建築物)條例第636章簡介
An Introduction to the Fire Safety (Industrial Buildings) Ordinance Cap. 636



5. 樓宇的耐火結構簡介
Fire Resisting Construction in Buildings



6. 遵從消防安全指示簡易指南
Layman's Guide on Compliance with Fire Safety Directions



7. 認可人士、註冊結構工程師及註冊承建商的名冊
Registers of Authorized Persons, Registered Structural Engineers and Registered Contractors



Facebook 專頁



屋宇署 Buildings Department



YouTube 頻道



BDGOVHK



Instagram 專頁



buildingsdepartment



屋宇署網站
Buildings Department Website
www.bd.gov.hk



網上學習中心
E-Learning Centre
elearning.bd.gov.hk

