

## 標丁學堂 KNOW YOUR BUILDING

### 迷你倉違反《2011年建築物消防安全守則》的常見事項為何？

- 分拆大量貯存倉，導致出口路線的行走距離過長。
- 貯存倉門向外打開，導致經貯存倉之間的通道的出口路線闊度不足。
- 出口門裝上不適當鎖扣裝置（不能無須使用鑰匙隨時從內開啟），阻礙出口路線。
- 防火門換上耐火效能不足的門。

### What are the common contraventions of the Code of Practice for Fire Safety in Buildings 2011 found in mini-storages?

- Excessive travel distance in the exit routes due to extensive partitioning of storage cubicles.
- Inadequate width of exit routes along aisles between storage cubicles due to the swing-out doors of the cubicles.
- Obstruction to the exit routes by exit doors with unsuitable locking devices (i.e. not readily openable from the inside without the use of a key).
- Replacement of fire rated doors by doors with inadequate fire resistance rating.

### 貯存倉之間通道的最小淨闊度為何？

貯存倉之間的通道是出口路線的一部分，其淨闊度不應少於1050毫米（不包括任何門的擺幅\*）。因應迷你倉的運作模式和火警風險，以下安排可獲接受：

- 就實用樓面面積不大於5平方米及裝上自動關閉倉門的貯存倉，其倉門擺幅與牆壁或通道另一邊的門的擺幅之間的最小淨闊度為750毫米。
- 就實用樓面面積不大於1.5平方米及裝上自動關閉倉門的貯存倉，而其倉門可開啟至緊貼毗鄰牆壁／貯存倉及不會阻礙通道另一邊的門的擺幅，則量度通道的淨闊度時無須考慮該門的擺幅。

\*如雙扇外掩門的其中一扇門通常為固定狀態（即裝上搭扣鎖等鎖扣裝置），則量度通道的淨闊度時無須考慮該固定門的擺幅。

### What is the minimum clear width of aisles between storage cubicles?

The aisles between storage cubicles form part of the exit route and their clear width should be not less than 1 050 mm (excluding the swing\* of any doors). Having regard to the mode of operation of mini-storages and the fire risk, the following arrangements are considered acceptable:

- For storage cubicles with usable floor area of not more than 5 m<sup>2</sup> and self-closing cubicle doors, the minimum clear width between the swing of the cubicle doors and the walls or swing of the doors on the opposite side of the aisle is 750 mm.
- For storage cubicles with usable floor area of not greater than 1.5 m<sup>2</sup> and self-closing cubicle doors that can be opened flat against adjoining walls/cubicles and that do not obstruct the swing path of the doors on the opposite side of the aisle, the door swing can be disregarded in measuring the clear width of the aisle.

\* For double-leaf swing-out doors with one leaf normally fixed (i.e. installed with fixing devices such as hasp locks), the door swing of the fixed leaf can be disregarded in measuring the clear width of the aisle.



## 屋宇署會對迷你倉內的違規情況採取什麼執法行動？

消防處、屋宇署、地政總署等相關部門一直全力協作，按照現行法例，對全港目標迷你倉#內發現的違規情況採取執法行動，要求有關迷你倉營運者和業主盡快消除安全隱患。現時，消防處於偵察到有新營運的迷你倉時，會按既定機制聯同屋宇署及其他相關政府部門安排到有關迷你倉進行聯合執法行動。



如發現目標迷你倉內的消防安全建造（例如逃生途徑、耐火結構及消防和救援進出途徑方面）違規，屋宇署會根據《建築物條例》（第123章）向目標迷你倉單位業主發出法定命令，要求進行糾正工程，並將命令於土地註冊處註冊，即俗稱「釘契」，讓公眾透過查冊知悉有關違規事項。

屋宇署亦制備了「沒有明顯違規的目標迷你倉名單」，並將名單上載至屋宇署網頁，以增加執法行動的透明度。

# 迷你倉可透過各種模式營運。設有一組組貯物櫃／貯存間隔並讓公眾人士直接入內存取物品的迷你倉是目標迷你倉。詳情可參閱消防處網頁。



## What enforcement actions will be taken by the Buildings Department against irregularities in mini-storages?

The Fire Services Department (FSD), Buildings Department (BD), Lands Department and related departments have been striving to collaborate and take enforcement actions under the current legislation against the irregularities identified in target mini-storage premises (MSPs)# in the territory, requiring MSP operators and owners to abate potential safety hazards as quickly as possible. At present, when FSD identifies new MSPs coming into operation, joint enforcement action with BD and other related departments will be arranged according to the established mechanism.

If irregularities on the fire safety construction (e.g. provision of means of escape, fire-resisting construction, means of access for fire fighting and rescue) are identified in target MSPs, BD will issue statutory orders under the Buildings Ordinance (Cap. 123) to owners of target MSPs, requiring them to carry out rectification works. BD will also register these orders at the Land Registry, imposing an encumbrance on the register. Members of the public may learn about such irregularities by searching the registers.

To enhance transparency of enforcement actions, BD has also compiled and uploaded onto its website a "List of Target MSP without Obvious Irregularities".

# MSPs may operate in various modes. MSPs containing clusters of lockers/storage cubicles allowing direct access for the public to store and retrieve articles are target MSPs. For more details, please refer to FSD's website.



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