

## 防火門及相關要求

### Fire Rated Doors and the Relevant Requirements



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防火門的設計須能在火警發生時有效阻止火勢及煙霧蔓延。因此，防火門須按《2011年建築物消防安全守則》（2024年版本）的規定，接受認可實驗所的測試，以證明其耐火效能（包括完整性和隔熱性）及耐火時效。測試報告須涵蓋整道防火門的建造，包括鐵器組件（例如門鉸、關門器）及遇熱膨脹條。

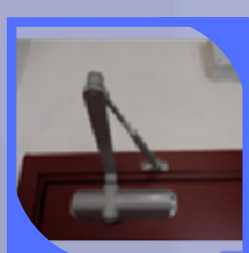
所有防火門均須能自動關閉，且在開關時不得縮窄出口路線及樓梯的有效闊度。設於出口的門須向出口方向開啟。設於防護門廊的防火門，其上半部須裝設一扇具備規定耐火效能的透明觀看窗。各道門的兩面均須張貼適當告示，提醒建築物使用者在一般情況下應保持各道門關閉。

如防火門須根據消防安全指示／改善消防安全指示作出改善，相關要求可瀏覽屋宇署網頁。

Fire rated doors are designed to effectively inhibit the spread of fire and smoke in case of fire. As such, they must be tested by an accredited laboratory in accordance with the Code of Practice for Fire Safety in Buildings 2011 (2024 Edition) to demonstrate their fire resistance rating, including integrity and insulation, and fire resistance period. The test report should cover the construction of the entire fire rated door, including ironmongeries (e.g. hinges, door closers) and intumescent strips.

All fire rated doors should be self-closing and their swings should not reduce the effective width of exit routes and staircases. Doors across an exit should open in the direction of exit. Fire rated doors installed at a protected lobby should be provided with a transparent upper vision panel of the required fire resistance rating. Appropriate notices should be fixed to both sides of the doors to remind building users that the doors should normally be kept closed.

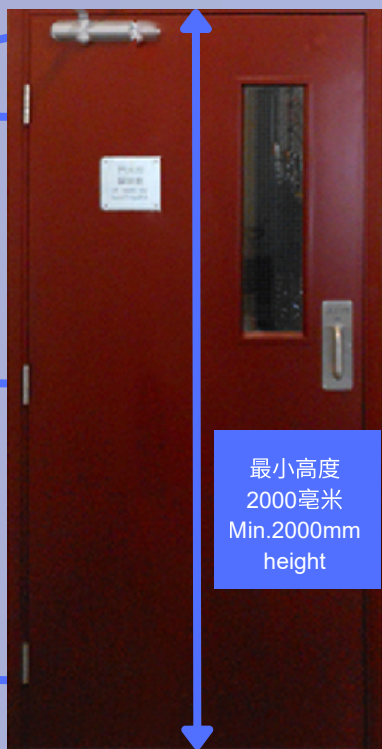
For the requirements on fire rated doors that are required to be upgraded under fire safety directions/fire safety improvement directions, please visit the Buildings Department's (BD) website.



關門器  
Door closer



不銹鋼門鉸  
Stainless steel hinges



最小高度  
2000毫米  
Min.2000mm  
height



符合測試報告的觀看窗  
Vision panel in conformity  
with test report



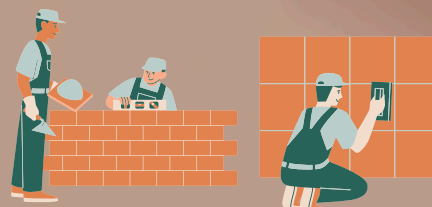
硬木門框  
Hardwood door frame



沒有過大縫隙  
No excessive gap

# 改動及加建工程

## Alteration and Addition (A&A) Works



任何人如欲進行改動及加建工程（例如改動結構牆），應先諮詢建築專業人士，並向建築事務監督遞交正式申請，以取得批准及同意。有關工程如屬指定小型工程項目（例如加建室內樓梯、改動排水渠等），則可按照小型工程監管制度的簡化規定進行，無須取得屋宇署批准及同意。否則，有關工程即屬違例構築物或僭建物，署方可根據《建築物條例》採取執法行動。

Any person who intends to carry out alteration and addition works (A&A works), such as alteration to structural walls, is advised to consult building professionals for advice and make a formal application for approval and consent from the Building Authority. A&A works falling within the designated minor works items, such as erection of internal staircases and alteration to drainage pipes, may be carried out without the need to obtain approval and consent from the BD if they are implemented through the simplified requirements under the Minor Works Control System. Otherwise, the A&A works concerned will become unauthorised building structures or unauthorised building works and will be subject to enforcement actions under the Buildings Ordinance.



加建室內樓梯  
Erection of internal staircases



改動排水渠  
Alteration to drainage pipes



拆除或改動結構牆、樑或柱  
Removal of or alteration to structural walls, beams or columns

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UNLOCKING PROPERTY MANAGEMENT KNOWLEDGE

### 如何快速搜尋小型工程承建商名冊？

#### How to perform a quick search in the Register of Minor Works Contractors?

屋宇署已上載提供維修外牆排水渠服務的承建商資料到網站，方便市民查閱。只要幾個簡單步驟，即可搜尋到所需的承建商資料，既方便又易用！

Details of the contractors providing service in rectifying defective drainage system at external wall have been uploaded to BD's website with a view to facilitating public access to the information. With only a few simple steps, the public can search for information about the contractors they need, how convenient and straightforward is that?



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