

**Fire safety requirements for the part of the residential care homes for the elderly (RCHEs)
situated at a height of more than 24 metres above the ground floor
and used for dormitory purpose**

I. Building fire safety design

In addition to complying with the design and construction requirements as stipulated in the Code of Practice for Fire Safety in Buildings 2011 issued by the Building Authority and any subsequent revision, RCHE operator(s) shall observe the following fire safety design requirements.

Building fire safety design	Descriptions
1. Open balcony approach ^{Note}	(i) should be provided to all dormitories along the external façade of the building and be connected with the protected lobby/protected corridor for evacuation of residents to a safer place or zone (ii) should allow the maneuvering of beds with wheels or wheelchairs
2. Widened corridor(s)	(i) should allow at least two beds with wheels to move in parallel (ii) should be connected with escape staircase(s) and fireman’s lift(s)
3. Sufficient size of compartment zone	The size of a compartment zone should be sufficient to accommodate the residents of the adjoining compartment simultaneously to facilitate evacuation to a safer place or zone
4. Refuge floor ^{Note}	(i) should be provided on every 24 metres (ii) height should be measured from the ground level of the building or floor level of the refuge floor (iii) will serve as a refuge for residents to assemble
5. Widened escape staircase(s) ^{Note}	should allow the maneuvering of stretchers or wheelchairs
6. Enlarged fireman’s lift(s) ^{Note}	(i) should be able to accommodate at least one bed with wheels and two rescuers (ii) the lobby/lobbies to the fireman’s lift(s) should allow the maneuvering of beds with wheels or wheelchairs
7. Fire-resisting door(s)	should be provided to separate compartment zones for evacuation of residents to a safer place or zone

8. Dormitories fitted with fire-resisting doors	(i) dormitories should be fitted with fire-resisting doors (ii) transparent vision-panel/ window, if any, on the fire-resisting door should have the same fire-resistance rating as that of the door
9. Building exterior not covered by combustible material	The exterior of the building should not be covered by combustible material, such as green walls and combustible claddings, to avoid vertical fire spread along the building exterior
10. Emergency Vehicular Access ^{Note}	should serve at least 50% of the major façade of the building subject to site condition
11. Additional fire service installations and equipment (FSI)	may be required by the Fire Services Department (FSD) subject to the building design

Note: RCHE operators may submit alternative proposals for meeting the above specified fire safety requirements if structural and/ or technical difficulties are encountered. FSD will adopt a flexible and pragmatic approach to holistically consider the alternative proposals on a case-by-case basis. Subject to achieving the level of fire safety accepted by FSD, alternative measures for certain building fire safety requirements may be adopted, with some examples as follows –

	Specified Fire Safety Design Requirements	Examples of Alternative Measures May be Considered¹
For the part of the RCHE situated at a height of <u>more than 24 metres and up to 30 metres above the ground floor</u> and used for dormitory purpose [applicable to both <u>existing</u>	1. Open balcony approach ² ; 4. Refuge floor ² ; 5. Widened escape staircase(s) ² ; 6. Enlarged fireman’s lift(s) ² ; and	<ul style="list-style-type: none"> Provision of smoke free corridor which shall be connected to each dormitory by installation of automatic window-opening system and alternative exits in each dormitory³; and

¹ The adoption of the alternative measures is subject to FSD’s advice on other fire safety requirements (including those as set out in the above table on “Building fire safety design” as well as “Management requirements for RCHEs” set out in the table in the ensuing part) for the purposes of, among others, ensuring the efficient evacuation of affected residents by RCHE staff to a safer place prior to the arrival of FSD personnel and facilitating FSD’s emergency rescue teams to perform rescue and/or evacuation efficiently in case of fire.

² These five requirements could be considered being replaced by alternative measures, while the remaining six requirements as listed in the table on “Building fire safety design” continue to apply.

³ The width of the smoke free corridor should be sufficient for the manoeuvring of beds with wheels or wheelchairs. As regards the automatic window-opening system, the total area of windows for smoke discharge should be not less than 2% of floor area and the windows for smoke discharge should be permanently open or automatically open when the system is actuated.

<p>purpose-built buildings (i.e. those buildings purposely built for RCHEs) and institutional buildings (e.g. multi-purpose government complex, multi-purpose welfare complex run/owned by Non-governmental Organisations), as well as those purpose-built and institutional buildings under new development projects]</p>	<p>10. Emergency vehicular access²;</p>	<ul style="list-style-type: none"> • Provision of sufficient number of wheelchairs/ stretchers to facilitate vertical evacuation⁴
<p>If part of the RCHE used for dormitory purpose is situated at a height of more than 30 metres above the ground floor, for the entire part of the RCHE situated at a height of more than 24 metres above ground and used for dormitory purpose [applicable to purpose-built buildings and institutional buildings under new development projects]</p>	<p>1. Open balcony approach⁵</p>	<ul style="list-style-type: none"> • Provision of smoke free corridor which shall be connected to each dormitory by installation of automatic window-opening system and alternative exits in each dormitory³
	<p>4. Refuge floor⁵</p>	<ul style="list-style-type: none"> • Provision of refuge floor every 30 metres

II. Management requirements for RCHEs

<p>Management requirements for RCHEs</p>	<p>Descriptions</p>
<p>1. One operator for the same floor</p>	<p>The RCHE premises located on the same floor should be operated by one single operator to facilitate coordinated and orderly horizontal evacuation</p>

⁴ FSD will advise on the required proportion or number of wheelchairs and stretchers on a case-by-case basis with due regard to various factors, including the availability and size of fireman’s lifts, design of escape staircase, etc.

⁵ These two requirements could be considered being replaced by alternative measures, while the remaining nine requirements as listed in the table on “Building fire safety design” continue to apply.

<p>2. Training for adequate number of RCHE staff[#]</p>	<p>Training should be provided for an adequate number of staff, so that there will be enough number of trained staff to assist all residents in affected compartment(s) to evacuate to adjoining compartment zone(s) simultaneously in case of fire or other emergencies</p>
<p>3. Formulation of fire safety management plan (FSMP)</p>	<p>The FSMP should cover details of maintenance plan of fire safety provision, staff training plan and fire action plan in case of fire or other emergencies, etc.</p>
<p>4. Total fire safety management</p>	<p>The overall fire safety level should be enhanced by ensuring regular staff training, timely maintenance or inspection of FSI and regular fire safety inspections</p>

[#] Training refers to the completion of required fire safety training course(s). Staff members who have completed training should be competent in implementing the FSMP including the evacuation procedures. (For arrangement of fire safety training courses for RCHE staff, please contact the Licensing Office of Residential Care Homes for the Elderly of the Social Welfare Department at 3184 0729 / 2834 7414.)