

ADDITIONAL FIRE SAFETY REQUIREMENTS FOR SUPER HIGH-RISE RESIDENTIAL BUILDING

A. DEFINITION

1. **Refuge Floor** - A floor designated for holding occupants in a super high-rise residential buildings.
2. **Holding Area** – A designated circulation area/space on the refuge floor for temporary assembly of occupants during fire emergency.
3. **Super High-Rise Building** – Building having more than 40 storeys/levels

B. PROVISION OF REFUGE FLOOR

1. Super high-rise residential building shall be provided with at least one refuge floor at an interval of not more than 20 storeys.
2. The refuge floor shall comply with the following requirements:
 - a. It shall be of masonry construction having fire resistance rating not less than 2 hours.
 - b. At least 50% of the gross floor area of the refuge floor shall be designated as holding area. There shall be no residential unit or part of the unit on the refuge floor.
 - c. There shall be no commercial activities in the holding area, however, it can be used as space for physical exercises or children playground. All equipment placed within the holding area shall be made / constructed of non-combustible materials.
 - d. The size of the holding area shall be adequate to accommodate at least half the total occupant load of all storeys above and below the refuge floor, basing on 0.3m² per person.
 - e. The holding area shall be separated from other areas of the refuge floor by compartment wall having fire resistance rating not less than 2 hours. Link of the holding area with other occupied rooms/areas shall be via an external corridor, or a smoke-stop lobby complying with Cl.2.2.13(b) of the Fire Code.
 - f. The holding area shall be naturally ventilated with permanent openings on at least 2 sides of external walls. Height of opening shall not be less than 1200mm high and the total area of ventilation openings shall not be less than 25% of the floor area of the holding area.

- g. All parts of the holding area shall be within 9m of any ventilation opening.
- h. Ventilation opening shall be located at least 1.5m horizontally and 3m vertically above adjoining unprotected openings.
- i. Sprinkler system shall be provided for the refuge floor if there is any non-residential room located on the same floor.
- j. Escape routes leading to the holding area shall be through smoke-escape/fire fighting lobby or external corridor.
- k. A sign depicting "FIRE EMERGENCY HOLDING AREA" shall be displayed inside the staircase and on wall immediately outside the staircase at the refuge floor. The sign of lettering size not less than 50mm shall be displayed at a height of 1500mm above the landing/finished floor level.
- l. Emergency lighting shall be provided to cover all areas of the holding area. Such lighting shall be connected to secondary power supply, i.e. generator, battery, etc, and shall be able to provide a horizontal luminance at floor level of not less than 5 lux. The delay between the failure of the electrical supply to normal lighting and the energization of the emergency lighting for occupied areas shall not exceed 15 seconds.

C. PROVISION OF FIRE LIFT

- 1. The fire lift car shall have a clear area/space of not less than 1.7m (depth) x 1.5m (width).
- 2. The clear area/space (unobstructed by door swings) of fire fighting lobby shall not be less than 6m².
- 3. Two-way voice communication system shall be provided at the fire fighting lift lobby serving the refuge floor.
- 4. At least 2 nos of fire lifts shall be provided for super high-rise residential building.