

Fire Safety Requirements for Relaxing the Height Restriction of Residential Care Homes for the Elderly Situated at 24 Metres above Ground Floor and Used for Dormitory Purpose

I. Building fire safety design

Building fire safety design*	Descriptions
1. Open balcony approach	<ul style="list-style-type: none"> (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)	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (i) should be provided on every 24 metres (ii) height measurement should be made 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)	should allow the maneuvering of stretchers or wheelchairs.
6. Enlarged fireman's lift(s)	<ul style="list-style-type: none"> (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 be fitted with fire-resisting doors	<ul style="list-style-type: none"> (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 be covered by combustible	the exterior of the building should not be covered by combustible material, such as green walls and combustible

material	claddings, to avoid vertical fire spread along the building exterior
10. Emergency Vehicular Access	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 subject to the building design

II. Management requirements for RCHEs

Management requirements for RCHEs	Descriptions
1. One operator for the same floor	the RCHE premises located on the same floor should be operated by one single operator to facilitate coordinated and orderly horizontal evacuation
2. Training for adequate number of RCHE staff #	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
3. Formulation of fire safety management plan (FSMP)	The FSMP should cover details of maintenance plan of fire safety provision, staff training plan and fire action plan , etc.
4. Total fire safety management	The overall fire safety level should be enhanced by ensuring regular staff training, timely maintenance or inspection of FSI and regular fire safety inspections

* RCHE operator(s) should observe the design and construction as stipulated by the Code of Practice for Fire Safety in Buildings 2011 issued by the Building Authority and any subsequent revision.

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.)