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**FIRE SAFETY ACT
(CHAPTER 109A)**

**FIRE SAFETY
(BUILDING AND PIPELINE FIRE SAFETY)
(AMENDMENT) REGULATIONS 2020**

In exercise of the powers conferred by section 61 of the Fire Safety Act, the Minister for Home Affairs makes the following Regulations:

Citation and commencement

1. These Regulations are the Fire Safety (Building and Pipeline Fire Safety) (Amendment) Regulations 2020 and come into operation on 14 September 2020.

Amendment of regulation 2

2. Regulation 2 of the Fire Safety (Building and Pipeline Fire Safety) Regulations (Rg 1) (called in these Regulations the principal Regulations) is amended —

(a) by deleting the definition of “area of refuge” and substituting the following definition:

““area of refuge” means an area within a building designed for evacuees from the building or an adjoining building to take refuge in the event of a fire emergency;”;

(b) by deleting the definition of “smoke control system” and substituting the following definitions:

““pressurisation system” means a mechanical ventilation system that introduces positive differential pressure to a space or room to prevent smoke ingress in a fire emergency;

“smoke control system” means an engineered smoke control system, a smoke purging system, a smoke vent or a ductless jet fan system, described in Chapter 7 of the Fire Code;” and

- (c) by deleting the full-stop at the end of the definition of “smoke detector” and substituting a semi-colon, and by inserting immediately thereafter the following definition:

““smoke-free lobby” means a lobby area located at any entrance to an exit staircase, that is designed to prevent or minimise the entry of smoke into the staircase.”.

Amendment of regulation 3

3. Regulation 3 of the principal Regulations is amended —

- (a) by deleting the words “as set out in the Second Schedule” in paragraph (c) and substituting the words “set out on the website at <https://www.scdf.gov.sg>”;
- (b) by deleting the word “and” at the end of paragraph (d); and
- (c) by deleting paragraph (e) and substituting the following paragraphs:
- “(e) where the plans of fire safety works involve the use of any building materials or equipment not specified in the Fire Code — a description of the nature and type of all the building materials or equipment to be used in the fire safety works;
- (f) other documentary evidence in support of any documents in paragraphs (a) to (e), and such other documents as the Commissioner may require to decide the application.”.

Amendment of regulation 4

3. Regulation 4(4) of the principal Regulations is amended by deleting the words “to existing buildings as set out in the First Schedule” and substituting the words “as set out in the Schedule to any building or part of a building in respect of which a temporary fire permit or a fire safety certificate is issued (whether before, on or after 14 September 2020)”.

Amendment of regulation 7

4. Regulation 7(2) of the principal Regulations is amended —

(a) by deleting the words “fire pumps,” in sub-paragraph (c)(vi);

(b) by deleting sub-paragraph (ix) of sub-paragraph (c) and substituting the following sub-paragraph:

“(ix) the types, extent of provision and locations of existing or proposed regulated fire safety products;”; and

(c) by deleting the words “hydraulic hosereels,” in sub-paragraph (c)(x).

Amendment of regulation 13

5. Regulation 13 of the principal Regulations is amended by deleting paragraph (a).

Amendment of regulation 17

6. Regulation 17(2) of the principal Regulations is amended by deleting sub-paragraph (c) and substituting the following sub-paragraph:

“(c) other documentary evidence in support of the application and such other documents as the Commissioner may require to decide the application.”.

Amendment of regulation 25

7. Regulation 25 of the principal Regulations is amended —

(a) by inserting, immediately after paragraph (1), the following paragraph:

“(1A) An application for the issue of a fire certificate under paragraph (1) must be made —

(a) where a certificate of statutory completion or a temporary occupation permit is issued in respect of the building before the building is designated to be subject to section 20 of the Act — within 12 months after the building is so designated; or

(b) where a certificate of statutory completion or a temporary occupation permit is issued in respect of the building after the building is designated to be subject to section 20 of the Act — within 12 months after the date on which the certificate of statutory completion or temporary occupation permit is issued, whichever is earlier.”; and

(b) by inserting, immediately after paragraph (3), the following paragraphs:

“(4) For the purpose of paragraph (1A), the date that a building is designated to be subject to section 20 of the Act is —

(a) where the building was designated under the revoked Fire Safety (Fire Certificate) (Designated Buildings) Order 2016 (G.N. No. S 97/2016) and is designated under the Fire Safety (Fire Certificate — Designated Buildings) Notification 2020 (G.N. No. S 766/2020) — the date that the building was designated under the revoked Fire Safety (Fire Certificate) (Designated Buildings) Order 2016; and

(b) where the building is only designated under the Fire Safety (Fire Certificate — Designated Buildings) Notification 2020 — the date that the building is so designated.

(5) In this regulation, “certificate of statutory completion” and “temporary occupation permit” have the meanings given by section 2(1) of the Building Control Act (Cap. 29).”.

Amendment of regulation 26

8. Regulation 26 of the principal Regulations is amended by deleting the words “12 months” and substituting the words “3 years”.

Deletion of regulation 29

9. Regulation 29 of the principal Regulations is deleted.

Amendment of regulation 32

10. Regulation 32 of the principal Regulations is amended —

(a) by deleting paragraph (1) and substituting the following paragraph:

“(1) Subject to paragraphs (1C) and (2), the fee payable for an application for approval of plans of fire safety works which relate to the installation of fire safety measures under Part IV of the Act is —

(a) where the plans contain any prescribed fire safety measure (whether or not required under the Fire Code or by the Commissioner under section 20A or 23(2)(c) of the Act) — \$160 for every 100 square metres (or part of 100 square metres) of floor area; and

(b) in any other case — \$100 for every 100 square metres (or part of 100 square metres) of floor area.”;

(b) by inserting, immediately after the words “paragraphs (1B)” in paragraph (1A), “, (1C)”;

(c) by inserting, immediately after paragraph (1B), the following paragraph:

“(1C) Where the plans of fire safety works involve the use of any building materials or equipment not specified in the Fire Code, an additional fee of \$145 is payable for the application for approval of those plans.”; and

(d) by inserting, immediately after paragraph (3), the following paragraph:

“(4) In this regulation, “prescribed fire safety measure” means —

- (a) an area of refuge;
- (b) an automatic fire alarm system;
- (c) an emergency voice communication system;
- (d) a Fire Command Centre;
- (e) a fire lift or fire escape bed lift;
- (f) a fire sprinkler or water mist system;
- (g) a pressurisation system;
- (h) a rising main or breeching inlet;
- (i) a smoke control system; or
- (j) a smoke-free approach to exit staircase or smoke-free lobby.”.

Deletion of regulation 38

11. Regulation 38 of the principal Regulations is deleted.

Deletion and substitution of regulation 44

12. Regulation 44 of the principal Regulations is deleted and the following regulation substituted therefor:

“Penalty

44. Any person who —

- (a) without reasonable excuse, refuses or neglects to do anything that the person is required to do under regulation 16(1), 19, 20, 22, 23, 25(2) or 46(2); or
- (b) without reasonable excuse, acts in contravention of regulation 21(1),

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both.”.

Deletion of First and Second Schedules and new Schedule

13. The First and Second Schedules to the principal Regulations are deleted and the following Schedule substituted therefor:

“THE SCHEDULE

Regulation 4(4)

MINOR ALTERATIONS OR ADDITIONS
NOT REQUIRING APPROVAL OF PLANS

1. The following minor alterations or additions that are within or in relation to an individual unit in a building and that satisfy paragraphs 4, 5, 6 and 7, where applicable:

- (a) partition works arising from change of use to ancillary usage as a pantry, a toilet, a store room of not more than 20 square metres, an ancillary office or other similar use, without increase in occupancy load;
- (b) replacement or addition of any electromechanical locking device to any non-fire rated exit or exit access door, including a unit door;
- (c) replacement, relocation or addition of any roller shutter, swing or sliding door for any non-fire rated exit or exit access door, including a unit door;
- (d) replacement, relocation or addition of any raised floor with a depth of not more than 150 millimetres that does not result in a total area of raised floor within the individual unit exceeding 200 square metres;
- (e) replacement, relocation or addition of any false ceiling;

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- (f) replacement, relocation or addition of any kitchen fire suppression system;
 - (g) replacement, relocation or addition of any flammable material cabinet where the maximum allowable quantity is limited to 500 litres per control unit;
 - (h) replacement or relocation of any pipeline that conveys any flammable or combustible liquid or gas;
 - (i) relocation, replacement or addition of any fire alarm subpanel serving an individual unit;
 - (j) any internal partition works within an individual unit.

2. The following minor alterations or additions that are to the interior of a building other than an excluded building and that satisfy paragraphs 4, 5, 6 and 7, where applicable:

- (a) replacement, relocation or addition of any portable fire extinguisher, hose reel, exit sign or emergency lighting;
- (b) replacement, relocation or addition of any fire alarm bell, manual call point, detector and strobe light;
- (c) replacement, relocation or addition of any one-way emergency voice communication component;
- (d) replacement or relocation of any fire alarm panel;
- (e) replacement of any dedicated fire hose reel pump or water tank;
- (f) replacement, relocation or addition of any sprinkler;
- (g) replacement, relocation, addition or extension of any air-conditioning or mechanical ventilation duct and fan that is not fire-rated or part of the fire safety system.

3. The following alterations or additions that are outside of a building and that satisfy paragraphs 4, 5, 6 and 7, where applicable:

- (a) construction of any open-sided linkway that is not more than 5 metres in width, and not used for commercial activities;
- (b) construction of any standalone pedestrian underpass that is not more than 5 metres in width, and not used for commercial activities;
- (c) construction of any overhead bridge (whether or not enclosed) that is not more than 5 metres in width, and not used for commercial activities;
- (d) installation of any solar panel at the roof of a building only;

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- (e) construction of any outdoor display area.
4. Any minor alterations or additions must not —
- (a) affect the fire resistance of any element of structure;
 - (b) affect any, or involve the erection or installation of any form of, fire compartmentation (including fire resisting walls or doors in the building);
 - (c) pose additional fire hazard to the building;
 - (d) affect the wet or dry riser or landing valve;
 - (e) involve change of use except ancillary usage as a pantry, a toilet, a store room of not more than 20 square metres, an ancillary office or other similar use, without any increase in occupancy load;
 - (f) involve an increase in floor area; or
 - (g) involve conservation projects.
5. Any partition works or internal partition works to an individual unit other than a shop or an office must not result in a room with a floor area exceeding 200 square metres.
6. Any minor alterations or additions to any air-conditioning or mechanical ventilation system must not involve the replacement or relocation of any duct or fan in relation to any of the following:
- (a) exit staircases and internal exit passageways;
 - (b) pressurisation of internal corridors in hotels and premises used for healthcare purposes;
 - (c) smoke-free lobbies or fire lift lobbies;
 - (d) fire pump rooms, generator rooms, Fire Command Centre or rooms involving storage or use of flammable and explosive substances;
 - (e) engineered smoke control systems;
 - (f) smoke purging systems.
7. Any minor alterations or additions to a fire protection system or fire alarm system must not —
- (a) involve the replacement, relocation or addition of any sprinkler classified under OH3S or high hazard;
 - (b) involve the replacement, relocation or addition of more than 9 sprinkler heads; or

- (c) involve the replacement, relocation or addition of sprinklers or detectors along any common area of a building with sleeping risks such as hospitals, hotels and worker dormitories.

8. In this Schedule —

“excluded building” means any building —

- (a) where there can be a large congregation of the general public, such as religious premises;
- (b) used for childcare or healthcare purposes, where the occupants have impaired mobility or are vulnerable in the event of a fire emergency; or
- (c) with high fire loads or hazards;

“individual unit”, in relation to a building, means —

- (a) any room designated as a shop or an office in an approved building plan under a temporary fire permit or fire safety certificate; or
- (b) any room with a floor area of not more than 200 square metres in an approved building plan under a temporary fire permit or fire safety certificate.”.

Saving provision

14.—(1) Regulations 3 and 13 do not apply to or in relation to any application for approval of plans under section 23(1) of the Act made before 14 September 2020.

(2) Despite regulation 8, regulation 26 of the principal Regulations as in force immediately before 14 September 2020 continues to apply in relation to a fire certificate issued or renewed before 14 September 2020.

[G.N. Nos. S 172/2010; S 545/2013; S 328/2015]

Made on 24 August 2020.

PANG KIN KEONG
*Permanent Secretary,
Ministry of Home Affairs,
Singapore.*

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