

FIRE SAFETY ACT  
(CHAPTER 109A, SECTION 53)

FIRE SAFETY (EXEMPTION) ORDER

ARRANGEMENT OF PARAGRAPHS

Paragraph

1. Citation
  2. Exempt fire safety works in building works
  3. When building is standalone building
- The Schedule
- 

[8th April 1994]

**Citation**

1. This Order may be cited as the Fire Safety (Exemption) Order.

**Exempt fire safety works in building works**

2. Section 55(1) of the Act shall not apply to any fire safety works which are to be commenced or carried out in any building specified in the Schedule.

*[S 493/2023 wef 31/12/2021]*

**When building is standalone building**

3. In this Order, a building is a standalone building if —
  - (a) it is not located within; and
  - (b) it does not abut on,  
any other building.

THE SCHEDULE

Paragraph 2

1. Detached, semi-detached and terrace houses each of which —
  - (a) does not exceed 3 storeys or 3 levels, including basement and attic; and
  - (b) does not share any facility with any other building.

THE SCHEDULE — *continued*

2. Existing residential flats, maisonettes and townhouses in which alterations or additions are carried out provided such alterations or additions —

(a) do not increase the floor areas of; and

(b) do not affect —

(i) the common areas of;

(ii) the doors which afford a means of entry into or exit from; or

(iii) the walls separating the residential units from the common areas of,

such residential flats, maisonettes and townhouses.

3. Swimming pools in detached, semi-detached and terrace houses.

4. Retaining walls, fencing and boundary walls.

5. Guard houses.

6. Detached bin centres.

7. Oil sumps and grease interceptors.

8. Chimneys.

9. Awnings over windows and doorways having a horizontal projection not exceeding 1.4 metres.

10. Flag poles and signboards.

11. Cooling towers.

12. Automated teller machines, ticket kiosks and taxi kiosks, not being part of a building.

13. Goliath cranes at shipyards.

14. Standalone single-storey Electrical Substations not exceeding 22KV.

15. Standalone single-storey Main Distribution Frame (MDF) rooms.

16. Standalone bus-stops.

17. Standalone taxi stops.

18. Standalone areas for picking up or dropping off passengers of vehicles.

19. Pedestrian overhead bridges —

(a) none of the sides of which is enclosed in any manner other than by handrail or overhead shelter; and

THE SCHEDULE — *continued*

(b) which are not intended to be used as premises for the carrying out of any business activity.

20. Pavilions —

- (a) which are outdoors;
- (b) none of the sides of which is enclosed in any manner other than by handrail or overhead shelter;
- (c) which have floor areas not exceeding 20 square metres; and
- (d) which are not intended to be used as premises for the carrying out of any business activity.

21. Viaducts and flyovers.

22. Walkways —

- (a) none of the sides of which is enclosed in any manner other than by handrail or overhead shelter;
- (b) which are not more than 3 metres in width;
- (c) which do not span any driveway; and
- (d) none of the sides of which (other than their ends) abuts on any building.

23. Standalone toilets.

24. Existing toilets in which alterations or additions are carried out provided —

- (a) approvals have been previously obtained under section 55(1) of the Act in respect of such toilets; and

*[S 493/2023 wef 31/12/2021]*

- (b) such alterations or additions do not increase the floor areas of such toilets.

25. Standalone kiosks with floor areas not exceeding 10 square metres.

26. Buildings in which reinstatement works are carried out following the expiration or termination of any tenancy or lease provided that such reinstatement works only involve the removal of all partitions installed in the buildings during or for the purpose of that tenancy or lease.

*[G.N. Nos. S 171/94; S 256/97; S 66/2001; S 708/2005]*

LEGISLATIVE HISTORY  
FIRE SAFETY (EXEMPTION) ORDER  
(CHAPTER 109A, O 1)

This Legislative History is provided for the convenience of users of the Fire Safety (Exemption) Order. It is not part of this Order.

**1. G. N. No. S 171/1994 — Fire Safety (Exemption) Order 1994**

Date of commencement : 8 April 1994

**2. 1995 Revised Edition — Fire Safety (Exemption) Order**

Date of operation : 1 April 1995

**3. G. N. No. S 256/1997 — Fire Safety (Exemption) (Amendment) Order 1997**

Date of commencement : 1 July 1997

**4. G. N. No. S 66/2001 — Fire Safety (Exemption) (Amendment) Order 2001**

Date of commencement : 15 February 2001

**5. G. N. No. S 708/2005 — Fire Safety (Exemption) (Amendment) Order 2005**

Date of commencement : 10 November 2005

**6. 2008 Revised Edition — Fire Safety (Exemption) Order**

Date of operation : 2 June 2008

**7. G.N. No. S 493/2023 — Fire Safety (Exemptions & Miscellaneous Amendments) Order 2023**

Date of commencement : 31 December 2021