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## No. S 766

### FIRE SAFETY ACT (CHAPTER 109A)

### FIRE SAFETY (FIRE CERTIFICATE — DESIGNATED BUILDINGS) NOTIFICATION 2020

#### ARRANGEMENT OF PARAGRAPHS

##### Paragraph

1. Citation and commencement
  2. Application
  3. Exempt buildings  
The Schedule
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In exercise of the powers conferred by section 20(1) of the Fire Safety Act, the Minister for Home Affairs makes the following Notification:

#### **Citation and commencement**

1. This Notification is the Fire Safety (Fire Certificate — Designated Buildings) Notification 2020 and comes into operation on 14 September 2020.

#### **Application**

2. Every building in Part 2 of the Schedule is designated to be subject to section 35 of the Act.

*[S 494/2023 wef 31/12/2021]*

#### **Exempt buildings**

3. Despite paragraph 2, none of the following buildings are designated to be subject to section 35 of the Act:

- (a) a building —
- (i) that is wholly or partly occupied by the Monetary Authority of Singapore or a Singapore public sector agency defined under section 2(1) of the Public Sector (Governance) Act 2018; and  
*[S 494/2023 wef 31/12/2021]*
  - (ii) where a person may not enter, or move within, without being escorted at all times by a person authorised by an entity in sub-paragraph (i) occupying that building or a person authorised by an entity responsible for the security arrangements in that building;
- (b) a building declared as a prison or reformatory training centre by the Minister for Home Affairs under section 3 of the Prisons Act 1933;  
*[S 494/2023 wef 31/12/2021]*
- (c) a building defined under sub-paragraph (i) of Article 1 of the First Schedule to the Diplomatic and Consular Relations Act 2005;  
*[S 494/2023 wef 31/12/2021]*
- (d) a building defined under paragraph 1(j) of Article 1 of the Second Schedule to the Diplomatic and Consular Relations Act 2005.  
*[S 494/2023 wef 31/12/2021]*  
*[S 494/2023 wef 31/12/2021]*

## THE SCHEDULE

Paragraph 2

### PART 1

#### DEFINITIONS

1. In this Schedule —

“boarding premises” and “foreign employee” have the meanings given by section 2(1) of the Foreign Employee Dormitories Act 2015;

*[S 494/2023 wef 31/12/2021]*

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THE SCHEDULE — *continued*

“convalescent home” means a building that is used or intended to be used for the reception and lodging of, and the provision of nursing or rehabilitative care for, persons —

- (a) who are suffering or convalescing from any sickness, injury, infirmity or incapacity; and
- (b) who are unable to care for their own needs and safety without assistance from other persons,

and includes a disability home and a nursing home;

“element of structure” means —

- (a) a member forming part of the structural frame of a building or any other beam or column, but not a member forming part of a roof structure only;
- (b) a load-bearing wall or load-bearing part of a wall;
- (c) a floor, including a compartment floor, other than the lowest floor (in contact with the ground) of a building;
- (d) a separating wall; or
- (e) a structure enclosing a protected shaft;

“engineered timber building” means a building that is constructed using any permitted timber material, or a combination of any permitted timber material and other materials, as an element of structure, an external wall or a compartment wall of the building;

“foreign employee dormitory” means boarding premises that provide accommodation to foreign employees, but does not include any premises specified in section 3(2) of the Foreign Employee Dormitories Act 2015;

“fully automated mechanised car park” means a building that is used as a car park where the parking and retrieving of vehicles is done by fully automated mechanical means;

“habitable height”, in relation to a building, means the height measured from the lowest level of a fire engine accessway or fire engine access road to the finished floor level of the highest habitable floor in that building;

“HDB flat” means any flat, house or other building sold under Part 4 or 4B of the Housing and Development Act 1959;

*[S 494/2023 wef 31/12/2021]*

THE SCHEDULE — *continued*

“hospital” means —

- (a) a building that is used or intended to be used for the reception, lodging, treatment and care of persons who require medical treatment; or
- (b) a convalescent home;

“industrial building” means a building that is used wholly or mainly for —

- (a) the manufacture of goods or materials or the subjection of goods or materials to any process, including any research or development for any manufacturing trade or business;
- (b) the purposes of any water, gas, telecommunication, electricity or other industrial undertaking, including research and development for any such industrial undertaking;
- (c) the inspection, assessment and servicing of vehicles;
- (d) the housing of computer systems and associated components; or
- (e) the storage, warehousing or deposit of goods and materials;

“occupant load”, in relation to a building, means the number of persons who may safely occupy the building at any one time, determined in accordance with Chapter 1 of the Fire Code;

“permitted timber material” means any timber material described in the Fire Code as being permissible for use as an element of structure, an external wall or a compartment wall of a building;

“residential building” means a building that is lawfully used or intended to be used for residential purposes.

## PART 2

## BUILDINGS SUBJECT TO SECTION 35 OF ACT

1. A public building (except for a residential building) that has an occupant load of more than 200 persons, other than —

- (a) a serviced apartment with external corridors that comply with the requirements specified in Chapter 2 of the Fire Code;
- (b) a standalone carpark that complies with the requirements specified in Chapter 2 of the Fire Code; and
- (c) a hawker centre or wet market that is not fully enclosed on all sides.

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THE SCHEDULE — *continued*

2. An industrial building that —
  - (a) has an occupant load of 1,000 persons or more;
  - (b) has a floor area or site area of 5,000 square metres or more; or
  - (c) has a habitable height of more than 24 metres.
3. A foreign employee dormitory that —
  - (a) has an occupant load of 1,000 persons or more;
  - (b) has a floor area or site area of 5,000 square metres or more; or
  - (c) has a habitable height of more than 24 metres.
4. A hospital.
5. A residential building that —
  - (a) has a habitable height of more than 24 metres;
  - (b) is installed with —
    - (i) an automatic fire alarm system;
    - (ii) a sprinkler system; or
    - (iii) a wet riser system; and
  - (c) is not used or intended to be used as an HDB flat.
6. An engineered timber building (except a building that is used or intended to be used as an HDB flat) that is installed with any of the following:
  - (a) an automatic fire alarm system;
  - (b) an automatic sprinkler system;
  - (c) an automatic smoke control system;
  - (d) any other automatic fire detection or suppression system intended to detect or control a fire automatically.
7. A fully automated mechanised car park that is installed with a fire protection system and meets any of the following conditions:
  - (a) the total floor area of the car parking decks in the fully automated mechanised car park is more than 200 square metres;
  - (b) the cubical extent of the fully automated mechanised car park (calculated in the manner prescribed in Chapter 9 of the Fire Code) is more than 1,400 cubic metres;

THE SCHEDULE — *continued*

- (c) the parking height of the fully automated mechanised car park above ground (measured in the manner prescribed in Chapter 9 of the Fire Code) is more than 10 metres;
- (d) where any part of the parking levels is below ground, the total parking height of the fully automated mechanised car park (measured in the manner prescribed in Chapter 9 of the Fire Code) is more than 14 metres;
- (e) there are more than 2 parking levels below ground.

*[S 494/2023 wef 31/12/2021]*

Made on 24 August 2020.

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

[MHA 112/2/030; AG/LEGIS/SL/109A/2015/16 Vol. 1]