

Fire Safety (Building Fire Safety) Regulations

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Legislative History

FIRE SAFETY ACT (CHAPTER 109A, SECTION 61(1))

FIRE SAFETY (BUILDING FIRE SAFETY) REGULATIONS

Rg 1

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PART I

PRELIMINARY

Citation

1. These Regulations may be cited as the Fire Safety (Building Fire Safety) Regulations.

Definitions

2. In these Regulations, unless the context otherwise requires —

“area of refuge” means an area which is relatively safe from fire, whether in an adjoining building or an adjoining part of the same building, and from which access can be made through supplemental exits such as a balcony, a bridge, a tunnel, a staircase or such other types of linkage and which allows a person using it to exit safely to the open at ground level;

“area of special risk” means an area where there is a risk of explosion or rapid spread of fire due to the presence of flammable liquids, gases or explosive materials;

“building operations and maintenance manual” means a document prepared by a fire safety engineer containing instructions for the owner or occupier of a building on how to operate and maintain the fire safety measures used in the alternative solution, the limitations of such measures and the restrictions to be placed on usage of the building;

“compartment wall” means a wall that is designed and constructed to a specific fire resistance rating to prevent the spread of fire and smoke through it;

“design guidelines” means guidelines accepted by the Commissioner as suitable for the design and evaluation of fire safety works or any part thereof, including any alternative solution;

“elements of structure” means —

- (a) a member forming part of the structural frame of a building or any 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) an external wall;
- (e) a separating wall;
- (f) a compartment wall; and
- (g) a structure enclosing a protected shaft (protecting structure);

“fire certificate” means a certificate issued by the Commissioner under section 20(1) of the Act;

“Fire Command Centre” means a room within any premises which is specifically designated for the purpose of command and control of operations in the event of fire or other emergencies and fitted with the necessary equipment;

“fire damper” means a device installed in an air distribution system which is designed to close automatically to restrict the passage of fire and heat;

“fire emergency plan”, in relation to a building, means a plan which contains information on the types of fire safety measures that are provided for in a building and includes the floor layout plans and evacuation procedures for the building;

“fire extinguishing system” means a system designed for extinguishing a fire;