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Non-Compliances Found For Fire Safety Certificate and Fire Certificate Inspections



Scope

- Fire Safety Certificate
- Fire Certificate
- Examples of Non-Compliances
- Conclusion



FIRE SAFETY CERTIFICATE (FSC)

- Issued after completion of all fire safety works (FSW) in the project.
- FSW must be in accordance to the provisions of the Act and the Regulations before the premises can be occupied.

Fire Safety Certificate (FSC)

- Project plans submitted by QP, to be approved before FSW is carried out at site.
- Owner engages RI for inspection of architectural and M&E systems in premises.
- To ensure that FSW comply with Fire Code and relevant standards, prior to FSC application.



Fire Certificate (FC)

- FC is a certificate issued to building owner who has maintained its building fire protection systems in good working condition and to the required fire safety standard.
- For yearly FC renewal, owner must engage Professional Engineer and contractors to pre-test the systems in accordance with Fire Code and relevant code of practice, prior to scheduled site inspection by SCDF.



FIRE CERTIFICATE (FC)

FSM to see that the premises under their charge have amongst other duties:

- (i) valid FC ;
- (ii) application is submitted at least 2 months before expiry of FC;
- (iii) ERP to be updated periodically and fire drills to be conducted.

Fire Certificate (FC)

Public buildings (offices, hospitals, shopping complexes etc.), industrial buildings & private residential buildings that fit the following criteria, must obtain FC.

Public Buildings	Industrial Buildings
<ul style="list-style-type: none">• Occupant load exceeds 200 persons	<ul style="list-style-type: none">• Exceeds 24m in habitable height• Minimum occupant load:1000 persons• Site or floor area at least 5000 m²





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Examples Of Non-Compliances



Manual Fire Alarm System

Inaccessible manual alarm call-point

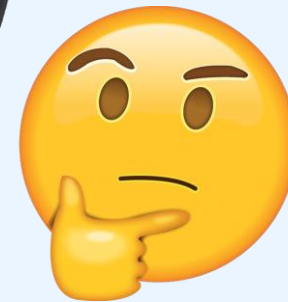


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Manual Fire Alarm System

Call-point and bell found to be provided with switch to shut down its function.



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Exit Door

Door closer dislodged



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Exit Door

Missing door coordinator devices for double swing door



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Staircase And Passageway

Locked metal gate in exit staircase



Clause 2.3.9(a) of Fire Code



Staircase And Passageway

Corridor's clear width less than half of the required width when service door swung open



Clause 2.3.9(d)(i) of Fire Code



Fire Roller Shutter

Fire roller shutter obstructed by decorative board



Fire Roller Shutter

Incomplete closure of fire shutter



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Fire Hydrant

Leaking hydrant



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Fire Hydrant



*Minimum running pressure
2 bars*



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Fire Hydrant

Obstruction of fire hydrant



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Fire Engine Access Road

Missing markers for fire engine access road



Fire Engine Access Road

Insufficient width for fire engine access road



Minimum width: 4m



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Exit Sign

Exit sign obstructed by decors



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Exit Sign

Exit sign obstructed by pipe works

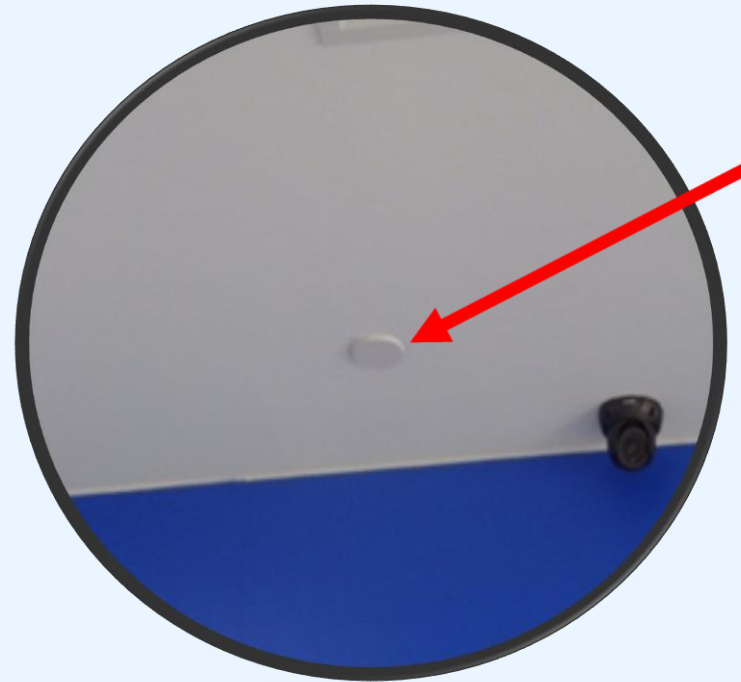


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Sprinklers System

Concealed sprinkler plate painted over

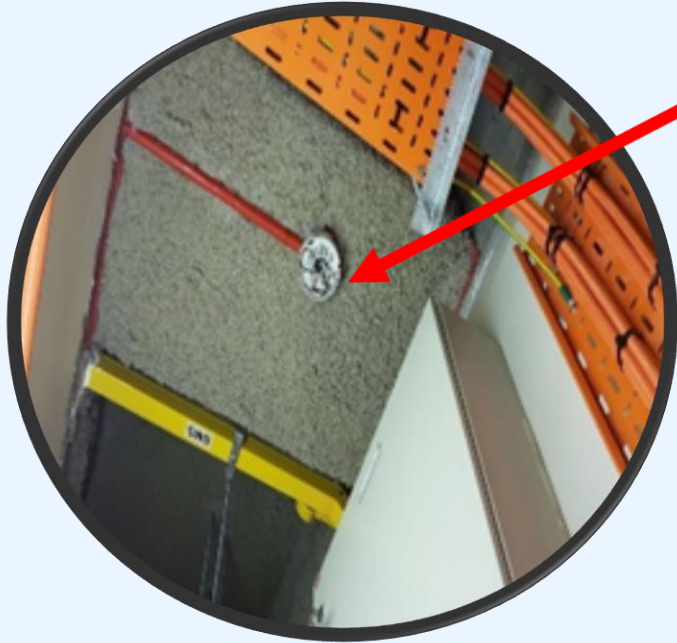


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Detectors

Missing detector head



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Unauthorized Change of Use

Illegal storages inside car park



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Riser System

Missing drain valve



25mm drain valve provided at the lowest point of the stack



Riser System

Insufficient height for landing valve

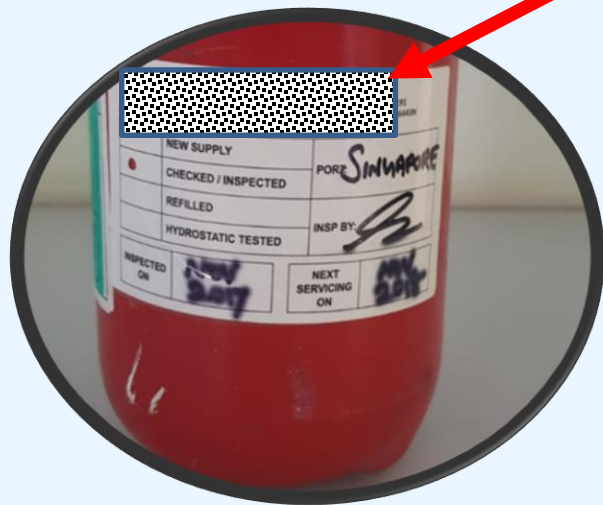


76cm to 1m above
finished floor level



Portable Fire Extinguisher

Unlisted servicing companies



For list of companies registered for the servicing and maintenance of portable fire extinguishers
<https://www.tuv-sud-psb.sg/sg-en/activity/testing-product-certification/product-listing-scheme/companies-registered-for-the-servicing-maintenance-of-portable-fire-extinguishers>

Conclusion

- List of findings is not exhaustive. For your reference only.
- FSMs shall assist building owners and/or occupiers of the premises to comply with fire safety standards within buildings as per Fire Safety (FSM) Regulations (Reg 7).
- Ensure fire protection system/fire safety measures are in working order, maintained and tested.
- While you engage PE & contractors to carry out maintenance for the fire protection systems, you still need to verify their work (e.g. test fire lift, exit light etc.).



Thank You



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