

FIRE SAFETY REQUIREMENTS, SINGAPORE CIVIL DEFENCE FORCE (SCDF)

The developer and building owner/management/user (named as the Proposer) are required to comply with the Fire Safety Act 1993 and its Regulations, the prevailing "Code of Practice for Fire Safety Precautions in Buildings" (Fire Code), the relevant Codes of Practices & Guidelines, and SCDF Circulars. These general fire safety requirements are also applicable to any proposed temporary usage or installation. In addition, the following conditions will apply where applicable:

- (a) To consult SCDF on the specific design requirements if the premises is to store, handle, use, transport or import of hazardous materials, including petrol station or CNG station which may have impact within the premises or on the surrounding existing or new developments. SCDF may impose the Quantitative Risk Assessment study (QRA) and/or additional Fire Safety requirements, or disapprove such proposal if there is possible impact within the premises or on the surrounding developments.
- (b) To consult SCDF on any specific developments or structures having impact on SCDF operations e.g. deep basement works (which are more than 4 storey or more than 24 metres in depth), tunnel or any other special developments, etc. SCDF may impose additional Fire Safety requirements.
- (c) The Proposer shall ensure that their proposal will not affect existing other surrounding developments (neighbouring) such as their exit provision, sidelane / backlane, window openings [the unprotected openings requirements, i.e. the Proposer and their Qualified Person (QP) shall strictly observe these existing conditions and provide more setback if necessary to prevent fire spread] and fire engine accessway etc. The Proposer and their QP shall consult SCDF directly for those new proposed building structures to be sited near to common boundary line, as additional Fire Safety requirements may be imposed.
- (d) The Proposer shall ensure that the boundary line of petrol service stations, either be an existing¹ or going-to-build petrol service station, shall be at least 50m from any residential building, or 90m from any place of public assembly.
- (e) For existing premises, the Proposer may wish to note that the SCDF's Plan Approval and Fire Safety Certificate (FSC) will have to be obtained if there is any change in use or involving any alteration / addition works. The Proposer shall ensure that the existing premises, including existing layouts and usages, have obtained the necessary Approvals from SCDF.
- (f) For lease extension, the Proposer is urged to engage their own QP in assisting them to obtain the SCDF's Plan Approval and Fire Safety Certificate (basing on the prevailing Fire Code) if it is not done so for the entire buildings/premises. The fire safety provisions and mitigation measures are essential for all buildings; it is particularly true for religious premises where congregation of general public is possible, and for premises with similar usage as Nursing Home & Childcare

¹ For existing petrol service stations undergoing A&A works, the 50/90m separation distance stipulated in the Fire Code is not applicable if the fire safety work does not involve deviation from existing approved plan (1) tanker parking position; (2) tanker refilling point or position; (3) position or capacity of the underground tanks.

Centre where the occupants are vulnerable to emergency situations. (The premises/building owner, such as HDB, SLA and JTC etc shall engage the operator and see how to address the shared concerns before considering granting their lease extension application).

- (g) For applications of non-exclusive and limited religious use, the Proposer shall liaise directly with the building owner/management to ensure their proposed usage and number of occupants for that particular room /floor does not exceed the limit as originally designed & approved for. The Proposer shall also provide the full details to the building owner/management so that the Emergency Response Plan (ERP) can be updated accordingly.
- (h) For new road development (including road widening, realignment, road expunction & interim measures etc), it shall not affect or encroach upon any part of existing development compounds. For public fire hydrant, do liaise with PUB directly for any proposed relocation or erection of new fire hydrant.
- (i) For drainage system development (including widening, realignment, extension & interim measures etc), it shall not affect or encroach upon any part of existing development compounds.

2. Before making any commitment (purchase/occupation or rental/lease etc) or commencement of any proposal, the Proposer shall engage **Qualified Person (QP)** to carry out a feasibility study to ensure the entire premises and new proposals are able to comply with all the Fire Safety requirements (the current Fire Code & other relevant standards/guidelines/circulars). The feasibility study shall also ensure those existing fire safety provisions of surrounding developments are not affected. The QP will then assist them to obtain the SCDF's Plan Approval and the Fire Safety Certificate (FSC). If the Proposer has any doubts or queries regarding the fire safety requirements or plan approval procedures, he may enquire the Fire Safety Department via [SCDF QP Consultant@scdf.gov.sg](mailto:SCDF_QP_Consultant@scdf.gov.sg).

3. For projects involving petroleum and flammable materials (P&FM) such as Chemical Plants, Petroleum Refineries and Buildings/Structures used for handling & storage of bulk P&FM, the Proposer and their QP shall provide the overall layout details to SCDF at SCDF Headquarters at 91 Ubi Ave 4, for further comments, as additional fire safety provisions and mitigation measures will be imposed. The Proposer and their QP can consult Hazmat Department at (Email: Bryan_NG@scdf.gov.sg or Glen_Chua@scdf.gov.sg).