

**SINGAPORE CIVIL DEFENCE FORCE
FIRE SAFETY & SHELTER BUREAU**

HQ Singapore Civil Defence Force
91 Ubi Ave 4 Singapore 408827 Fax : 6848 1488
Website : <http://www.scdf.gov.sg>



Please quote our ref. no. in all future correspondences

Our Ref: CD/FSSB/12/01/03/04

DID: 68481409

FAX: 68481493

14 Nov 2002

Registrar, Board of Architects (BOA)
Registrar, Professional Engineers Board (PEB)
President, Singapore Institute of Architects (SIA)
President, Institution of Engineers, Singapore (IES)
President, Association of Consulting Engineers, Singapore (ACES)

Dear Sirs

EXIT STAIRCASE REQUIREMENT FOR RESIDENTIAL SHOWFLAT CUM SALES OFFICE

FSSB has recently received requests to waive the requirement for 2 exit staircases for temporary showflat(s) or showflat(s) cum sales office within an approved residential building, where only one exit staircase is provided.

2. Currently, such temporary showflat(s) or showflat(s) cum sales office are classified as "commercial" and the relevant fire safety requirements of "shop" are applicable. For example, with respect to means of escape, two exit staircases are required if total floor area involved exceeds 200 m² or it is located above the 4th storey level.

3. We would like to inform that in cases where proposed residential units are used temporarily as showflat(s) or showflat(s) cum sales office within an approved residential building, where only one exit staircase is provided, the provision of a 2nd exit staircase will not be required regardless of the showflat size or the storey at which it is located. In addition, the requirements on travel distance and door swing will be based on residential usage. However, the following conditions must be complied with:

- a. Other than the issues on exit staircase, travel distance and door swing, all other fire safety requirements for the showflat(s) cum sales office will be based on those of 'shop'. Therefore, requirements such as exit signs, emergency lighting and fire extinguishers in the showflat(s) cum sales office must be complied with.
- b. Developer/owner has to exercise control on the number of persons visiting the showflat(s). The computation on the number of persons will be based on the floor area of the showflat cum sales office (based on 'shop' usage) or the exit capacity of the staircase (based on residential usage), whichever is lower.

**SINGAPORE CIVIL DEFENCE FORCE
FIRE SAFETY & SHELTER BUREAU**

**HQ Singapore Civil Defence Force
91 Ubi Ave 4 Singapore 408827 Fax : 6848 1488
Website : <http://www.scdf.gov.sg>**



Please quote our ref. no. in all future correspondences

- c. Provision of exit sign for the exit staircase.
 - d. The common areas of the storey at which the showflat(s) or showflat(s) cum sales office are located must be installed with the requisite fire safety requirements for a residential building, such as exit staircase, hosereel, dry riser, emergency lighting, etc.
4. This circular will take immediate effect.
 5. Please convey the contents of this circular to members of your Institution/Association/Board. The circular is also available in CORENET-einfo: <http://www.corenet.gov.sg/einfo>.
 6. For any inquiry or clarification, please contact Mr Chan Hong Meng at Tel: 68481454.

Yours faithfully

(Transmitted via e-mail)

Teo Lim Teck
Secretary, FSSB Standing Committee
for Commissioner
Singapore Civil Defence Force

cc

CEO, BCA
All members of FSSB Standing Committee
All members of Fire Code Review Committee
President, REDAS
President, IFE
President, SISV
CEO, HDB
Group President, PSA Corp
CEO, JTC
CE, LTA (Attn: Mr. Mohinder Singh)
CE, PSB Corp (Attn : Mr. Lau Keong Ong / Ms Tan Chiew Wan)