



Please quote our ref. no. in all future correspondences

Our Ref: CD/FSSD/12/02/03/01

DID: 68481407
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21 Jan 2010

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 Sir/Madam,

PROVISION OF ADEQUATE COMMON AREAS FOR MEETING FIRE SAFETY REQUIREMENTS

Recently, there is an increasing trend in the building industry towards reducing common areas for the purpose of creating more saleable spaces for new developments. Such practice may result in following non-compliance of fire safety requirements:

- a. no cross ventilation for fire fighting lobby in Purpose Group II single staircase developments;
- b. insufficient space for fire fighting lobby;
- c. inadequate separation distance between exit staircases; and,
- d. inadequate external space for ventilation of exit staircase and smoke stop lobby, etc.

(See Annex A for the diagrammatic illustrations)

2. SCDF would like to remind developers/qualified persons that they should not maximize saleable spaces at the expense of fire safety requirements. They should take into consideration the cost of complying with all fire safety requirements at the tendering and designing stage of their development projects.



A PROUD MEMBER OF THE HOME TEAM



3. Please convey the contents of this circular to members of your Institution/Association/ Board. The circular is also available in CORENET-e-Info: <http://www.corenet.gov.sg/einfo>.

4. For any inquiry or clarification, please contact Maj Choh Choon Jin at tel. no. 68481454 or email address Choh_Choon_Jin@scdf.gov.sg.

Yours faithfully,

(Transmitted thru' e-mail)

Poon Keng Soon
Secretary, FSSD Standing Committee
for Commissioner
Singapore Civil Defence Force

cc

All members of FSSD Standing Committee

President, REDAS

President, IFE

President, SISV

CEO, BCA

CEO, URA

CEO, HDB

CEO, PSA

CEO, JTC

CE, LTA

CE, TUV SUD PSB – (Attn: Ms Tan Chiew Wan / Mr Lau Keong Ong)

CE, SPRING Singapore – (Attn: Mr Kenneth Lim)

Illustration No. 1 : Inadequate cross ventilation for fire fighting lobby in Purpose Group II single staircase developments

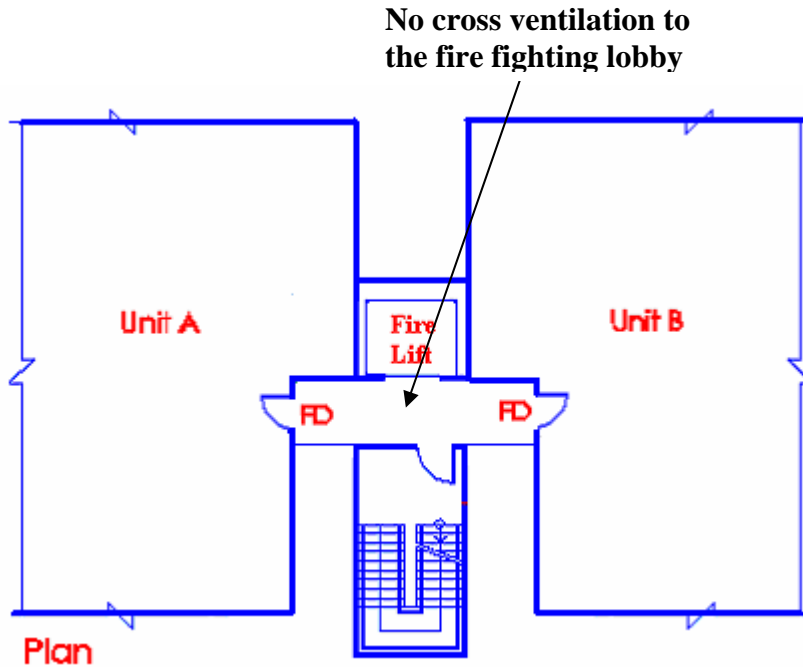
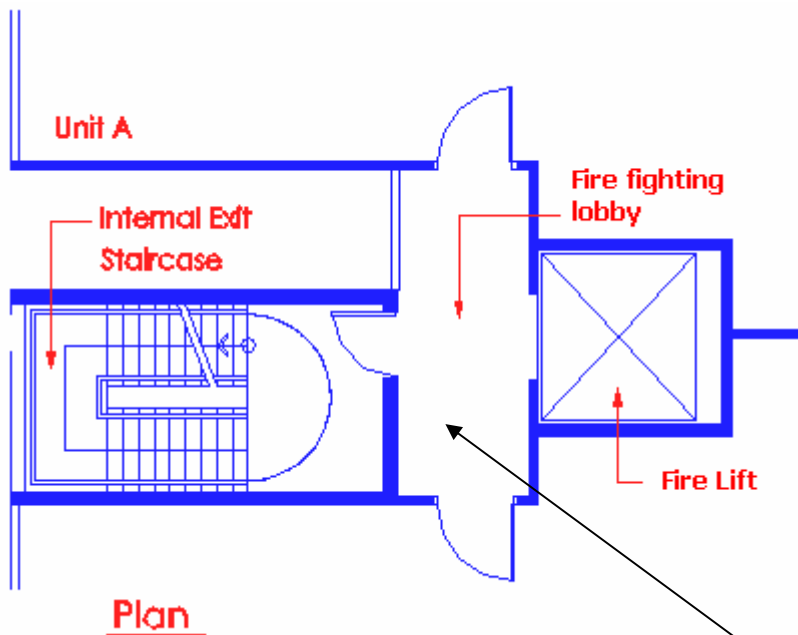


Illustration No. 2 : Insufficient space for fire fighting lobby



Minimum width for fire fighting lobby is less than 2m and the total area is less than 6 sqm

Illustration No. 3 : Inadequate external space for ventilation of exit staircase and smoke stop lobby

