

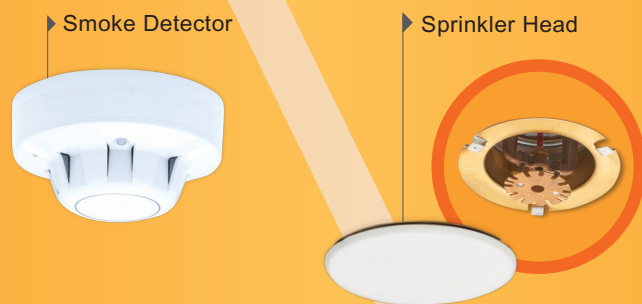
## Have Fire Service Installations Inspected Annually to Keep Your Open Kitchen Safe



### Fire Safety Requirements for Units with Open Kitchens

Units with open kitchens constructed according to approved building plans should have been fitted with the fire service installations and equipment specified in relevant codes of practice, including:-

- (a) smoke detector(s) with a sounder base; and
- (b) sprinkler head(s)



### Duty of Owners / Occupiers

Owners / Occupiers are responsible for the management of the fire service installations and equipment in their units. Under Regulation 8 of the Fire Service (Installations and Equipment) Regulations, Cap. 95B, Laws of Hong Kong, the owner of any fire service installation or equipment which is installed in any premises shall-

- (a) keep such fire service installation or equipment in efficient working order at all times; and
- (b) have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

Any person who contravenes the above provision commits an offence and is liable on conviction to a fine at level 5.

Owners and occupiers of open kitchen units must not remove or obstruct the smoke detectors and sprinkler heads installed therein. They should also allow registered contractors access to their units for annual inspection and maintenance.

### Duty of Registered Contractors

Whenever a registered contractor installs, maintains, repairs or inspects any fire service installation or equipment in any premises, he/she shall within 14 days after completion of the work issue to the person on whose instruction the work was undertaken a Certificate of Fire Service Installations and Equipment (FS251) and forward a copy thereof to the Director of Fire Services.

### Duty of Management Offices

Management offices should assist owners / occupiers in arranging annual inspections of fire service installations and equipment by registered contractors.

### Requirements for Cooking Stoves

Owners should check whether there are any requirements stipulated in the Deeds of Mutual Covenant regarding the types of cooking stoves to be used if their open kitchen units adopt a fire

engineering approach to meet the required level of fire safety. For open kitchen units built in accordance with the Code of Practice for Fire Safety in Buildings 2011, there are no requirements as to the types of cooking stoves.

### Annual inspection requirements of windowless kitchens or toilets with ventilating systems

Windowless kitchens or toilets with ventilating systems fitted with fire dampers should be inspected annually by a Registered Specialist Contractor (Ventilation Works Category), who shall, after inspection, submit a copy of the Annual Inspection Certificate to the Director of Fire Services. Any person who contravenes the annual inspection requirement commits an offence and is liable on conviction to a fine of \$2,000.



### Attention

Contravention of the Fire Service (Installations and Equipment) Regulations may invalidate the coverage for any loss or damage relating to fire risks under the insurance policies taken out for the units.



### Enquiries

For enquiries, please contact the Fire Services Department at 2733 1567 or visit the Fire Services Department website at [www.hkfsd.gov.hk](http://www.hkfsd.gov.hk).

