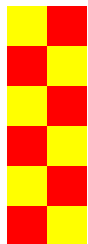




SCDF

The Life Saving Force

... for a safer Singapore



NFEC Fire Safety Seminar 2025

Enforcement Statistics & Common Fire Safety Non-Compliances

CPT JOHAN SABRI

Fire Safety Department
Enforcement Branch

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Scope

- Introduction
- Enforcement Statistics
- Enforcement Workflow
- Common Fire Hazards & Fire Safety Offences
- Good Practices
- Conclusion



Introduction

- SCDF regulates fire safety to attain a fire-safe built environment by:
 - ✓ Formulating fire safety policies – E.g. Fire Safety Act (FSA), Code of Practice for Fire Precautions in Buildings (Fire Code)
 - ✓ Implementing fire safety requirements – E.g. Fire Safety Certificate (FSC), Petroleum and Flammable Materials License (P&FM), Temporary Permit
 - ✓ Partnering the industry players to improve on regulatory systems – E.g. Fire Safety Managers (FSM), Building Owners
 - ✓ Maintaining an effective regulatory regime – E.g. Regular Inspections, Enforcement Actions



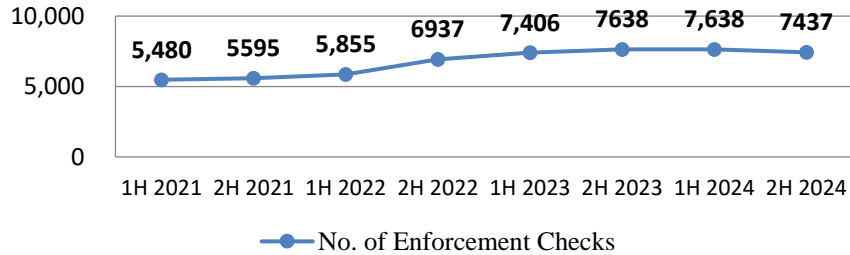
Regulatory Regime

- To create a fire-safe environment by enforcing the FSA and achieved through:
 - ✓ Scheduled fire safety enforcement checks
 - ✓ Responding to public feedbacks
 - ✓ Concerted joint efforts by SCDF and building managements/owners/FSMs/CERTs

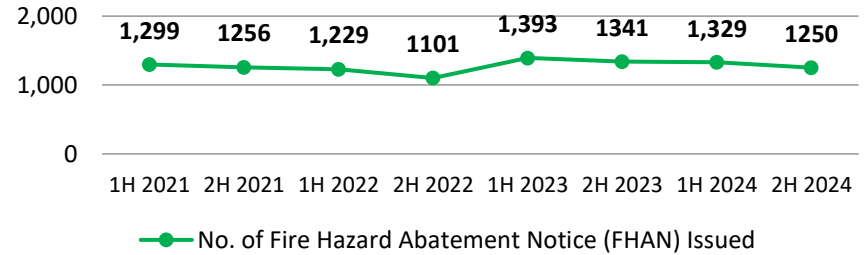


Enforcement Statistics

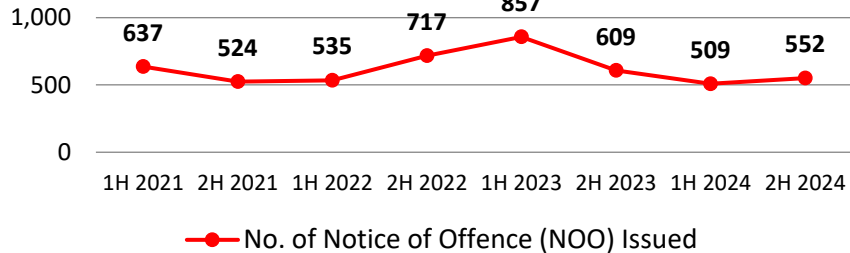
No. of Enforcement Checks



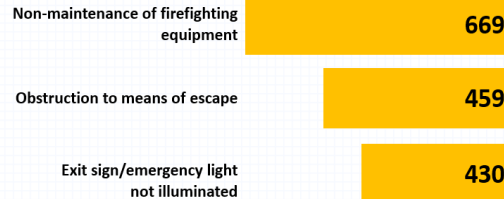
No. of Fire Hazard Abatement Notice (FHAN) Issued



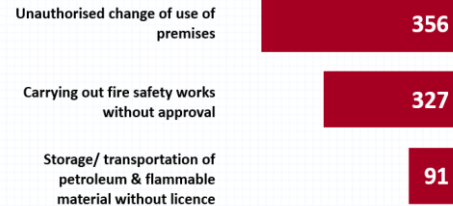
No. of Notice of Offence (NOO) Issued



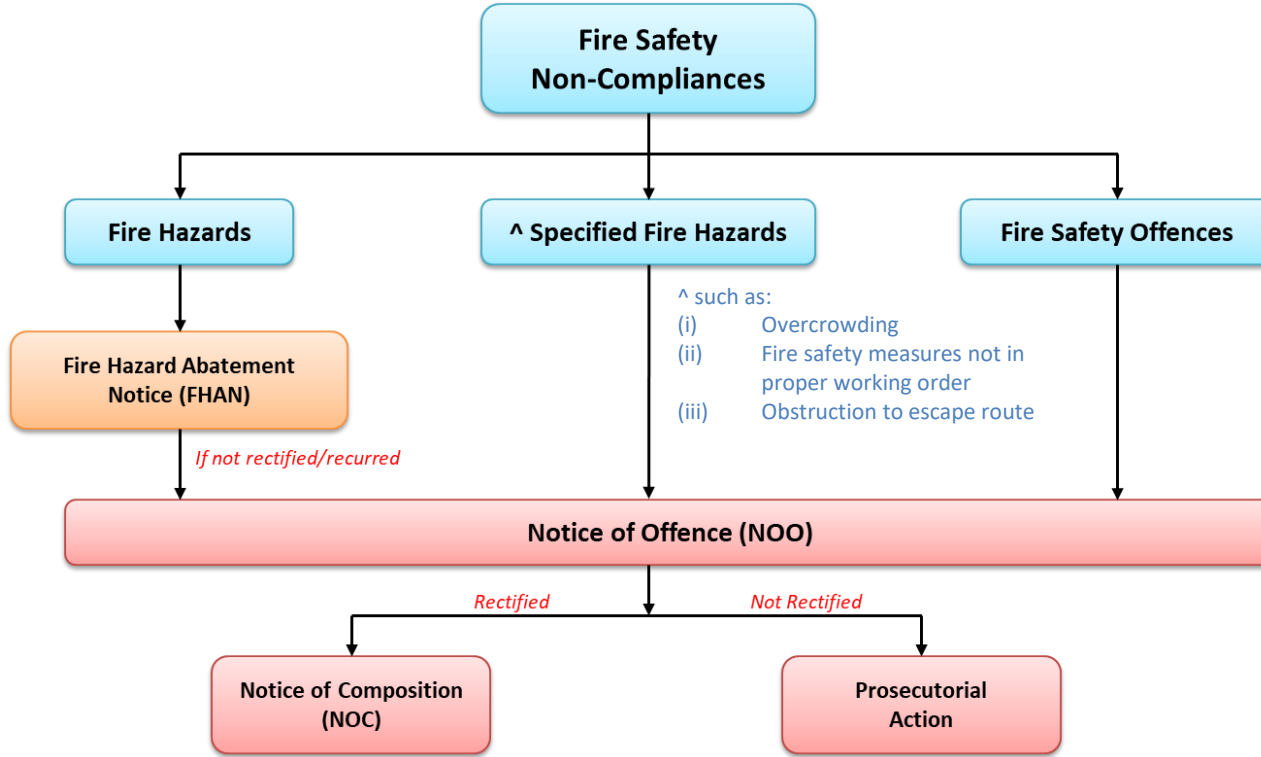
Top 3 Types of FHANs Issued 2024



Top 3 Types of NOOs (FSO) Issued 2024



Enforcement Workflow



Common Fire Hazards



Fire Hazards

Section 2 of the FSA

- **“Fire Hazard”** means any matter or circumstance which materially increases the likelihood of fire or the danger to life or property that would result from the outbreak of fire and includes —
 - ✓ Obstruction to Means of Escape
 - ✓ Obstruction to Fire Safety Measures
 - ✓ Non-maintenance of Fire Safety Measures
 - ✓ Storage/Placement of combustible material at inappropriate locations
 - ✓ Missing/Removal of Fire Safety Measures



Specified Fire Hazard

Section 2 of the FSA

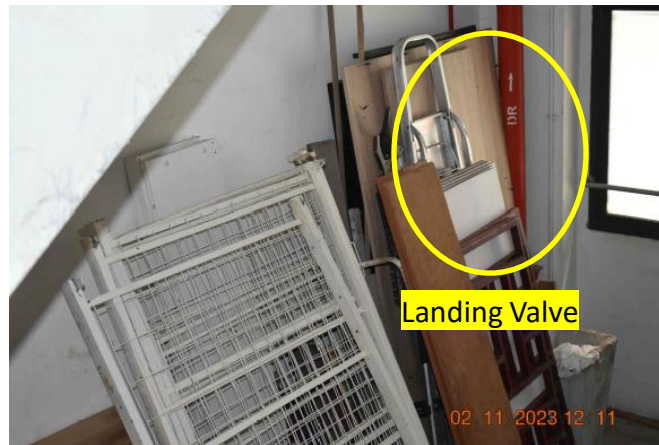
- **“Specified fire hazard”**, in relation to a building, means –
 - ✓ The overcrowding of a building that is a public building such as might render escape in the event of fire more difficult
 - ✓ Any fire safety measure in the building that is not in proper working order, whether because of lack of maintenance or for any other reason
 - ✓ The obstruction of escape routes, passageways, common property or limited common property of the building such as might render escape in the event of fire more difficult;



Obstruction to Means of Escape



Obstruction to Fire Safety Measures



Non-maintenance of Fire Safety Measures



Storage/Placement of Combustible Material



Breeching inlet compartment



Riser compartment

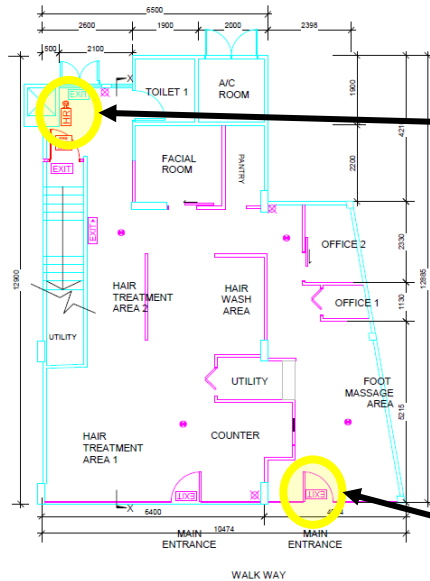


Riser and hosereel compartment

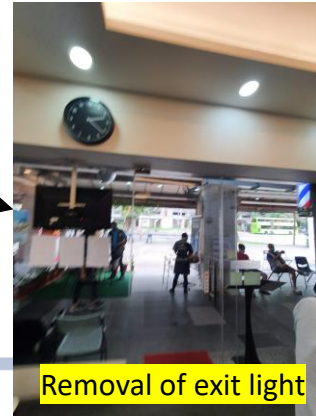
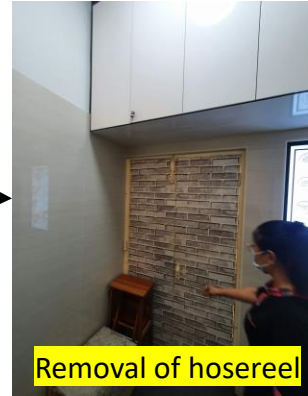
Missing/Removal of Fire Safety Measures



Exit door removed



#01-801 FIRST FLOOR LAYOUT PLAN
SCALE 1:75



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Obstruction to Fire Engine Access



Common Fire Safety Offences

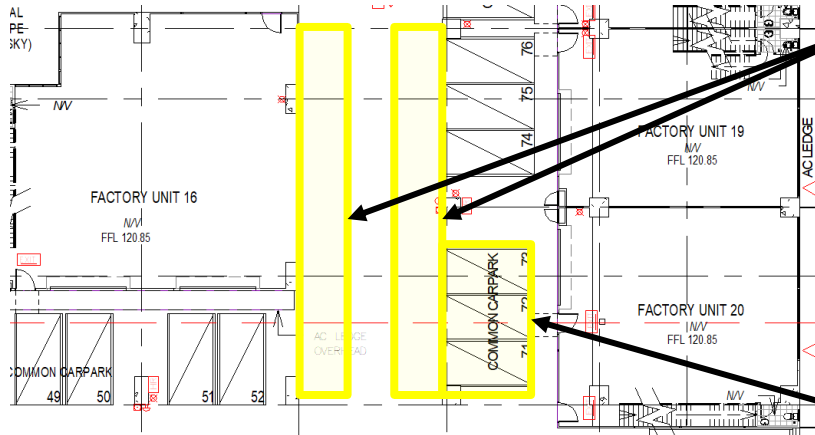


Fire Safety Offence

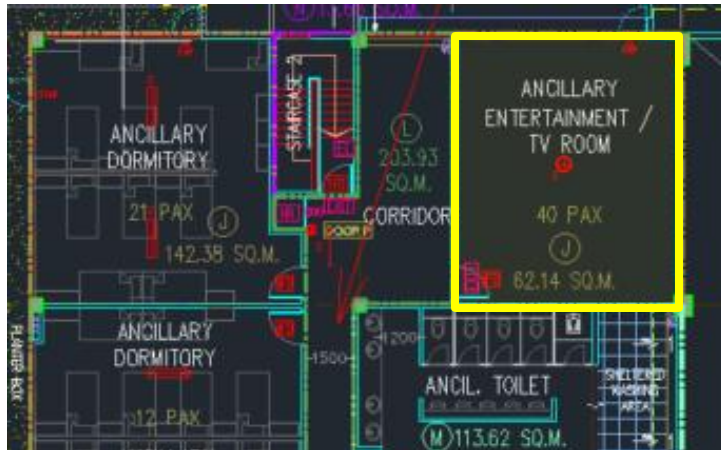
- Contravention to requirements in Fire Safety Act and its Regulations such as:
 - ✓ Change of use of premises or part of the premises which cause existing fire safety measures to be inadequate
 - ✓ Carrying out fire safety works without approval of plans
 - ✓ Storage of Petroleum and Flammable Material (P&FM) without a valid storage license



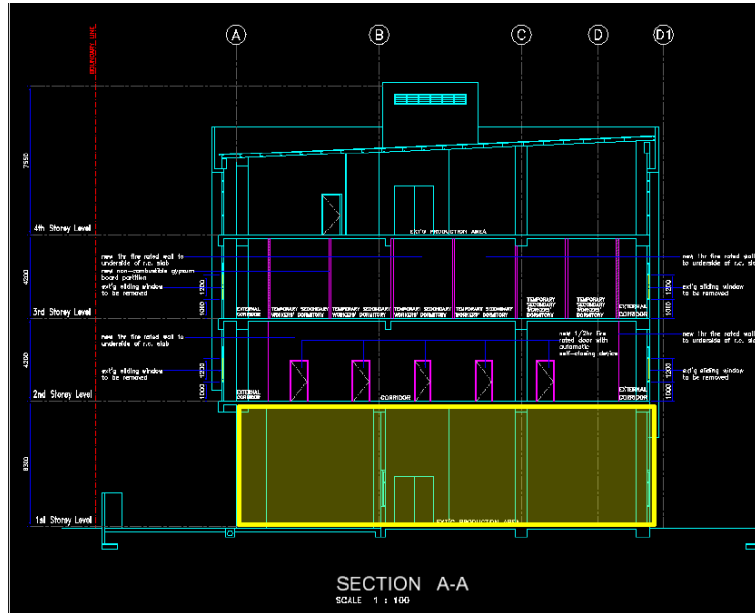
Unauthorised Change of Use (COU)



Unauthorised Change of Use (COU)

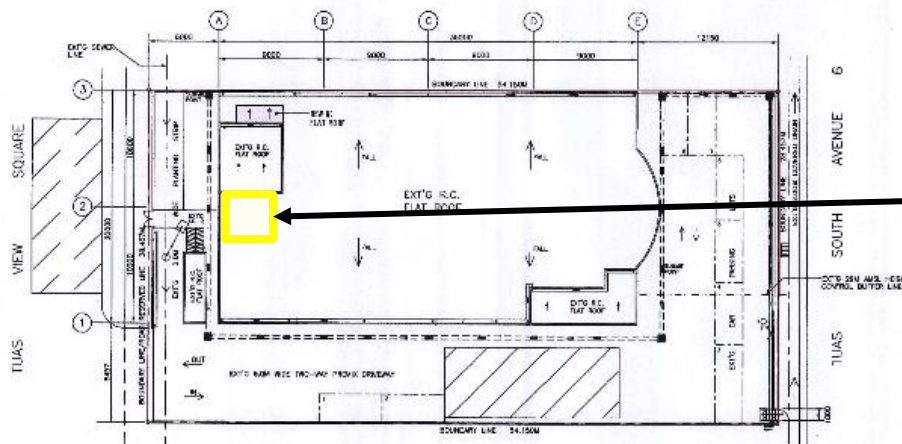


Unauthorised Fire Safety Works (FSW)



Mezzanine works without approval of plans

Unauthorised Fire Safety Works (FSW)



Diesel tank without approval of plans

Unauthorised Storage of Petroleum & Flammable Material (P&FM)

LPG cylinder



Storage quantity more than 200kg
of LPG cylinder in eating place

Diesel



Storage quantity more than
1,500L of diesel in a factory

Acetylene



Storage quantity more
than 10kg in premises

Storage of **P & FM** above their exemption quantities without a P&FM storage license

Engagement of Qualified Person (QP) & Registered Inspector (RI)

- **Legal Requirement:** Mandated by the Fire Safety Act that building owners are to engage a Qualified Person (QP) before carrying out any fire safety works.
- **Technical Expertise:** QPs possess specialized knowledge to assess fire safety impacts of building A&A (additions and alterations).
- **Plan Submission:** QPs are authorized to prepare and submit detailed fire safety plans to SCDF for approval.
- **Site Supervision:** QPs ensure all fire safety works are erected in accordance with the approved plans
- **Temporary Fire Permit/Fire Safety Certificate (TFP/FSC) Application:** Registered Inspector (RI) must be engaged to inspect and certify the completed fire safety works before submitting their application for TFP/FSC to SCDF.



Good Practices

- Building owners/management should conduct regular inspections of their development to detect and rectify any fire hazard at the common area.
- Through regular inspections, building owners/management can engage occupants to educate them on the importance of adhering to their by-laws/rules and fire safety guidelines timely without allowing their items to build up to a stage where occupants will have stronger resistance to take corrective actions.
- Simple visual checks and testing of fire safety measures can be carried out so that prompt actions can be taken when faults are detected.
- Building owners/management can give reminders and time for occupants to rectify. The management should invoke the appropriate levers under their by-laws/rules if occupants do not co-operate.



Good Practices

- Building owners/management can explore risk-based inspections where there could be increased inspections at industrial properties within certain districts/buildings/floors with more breaches.
- To track the tenants with high propensity of infringing on the fire safety requirements and take prompt actions
- Building owners/management can consider introducing more measures upstream, in terms of contractual requirements, to minimize non-compliances such as a 3-strike rule where tenants' renewal will be implicated if they flouted the requirements 3 times.



Conclusion

- Building owners/management play pivotal roles in ensuring fire safety compliance for safety of all building occupants.
- Building owners/management can seek SCDF's advice or assistance for any fire safety matters.
- For any fire safety enforcement-related matters, please write to the respective Case Officer, as stated in the notice, if further clarification on the compliance action is required.



Thank you



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