

Provision of Sky Garden in Refuge Floor

Introduction

Further to the promulgation of incentives in Joint Practice Note No. 1 to promote the provision of communal sky gardens for environmental enhancement, Buildings Department has examined, in consultation with Fire Services Department (FSD), the possibility of incorporating such gardens in refuge floors.

Requirements

2. Having examined all relevant matters, the Building Authority (BA) is prepared to accept the incorporation of communal sky gardens in refuge floors subject to compliance with all the following conditions:

- (a) Requirements on refuge floors specified in paragraph 21 of the Code of Practice for the Provision of Means of Escape in Case of Fire and paragraph 18 of the Code of Practice for Fire Resisting Construction, except those special provisions mentioned below, are complied with. In assessing the net area for refuge and the minimum dimension of the area for refuge, no account should be taken of the space occupied by any planters, equipment and furniture in the refuge floor;
- (b) All garden furniture and equipment in the refuge floor are firmly fixed;
- (c) All furniture, equipment and rubbish bins are made of non-combustible materials, and are so sited that they will not obstruct the exit routes and lift openings. Rubbish bins, where provided, are fitted with self-closing lids;
- (d) The garden is not to be used for activities involving the use of naked fire e.g. barbecuing. A notice to this effect should be posted at prominent locations at the garden; and
- (e) Other criteria applicable to communal sky gardens specified in the Joint Practice Note No. 1 are complied with.

Lift Access

3. Where sky gardens are incorporated in refuge floors, relaxation on the restriction to provide lift door openings onto such floors may be granted subject to the following:

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- (a) The lift landing doors should open onto a protected lobby with doors having an FRP of not less than 1 hour and walls having an FRP of not less than 2 hours; and
- (b) The lift operation is arranged in such a manner that the landing doors at the refuge floor, other than those for fireman's lifts, will be automatically locked when the fire alarm is on.

Drencher System

4. Where a drencher system is required at external wall openings, FSD may waive such requirement if the circumstances so justified on the merits of individual cases. FSD welcomes any enquiries on this prior to formal submission of plans.

Plants

5. While live plants are unlikely to pose undue fire risk, the use of artificial plants/soil should be avoided where possible. Where in use, the authorized person should advise the management to ensure that such artificial plants/soil are non-combustible and do not emit toxic gases in case of fire.

6. A maintenance and management manual for the landscape works should be made available for end-users to safeguard public hygiene and safety of the sky garden.

Early Consultation

7. The BA may impose additional requirements depending on the special circumstances of individual cases. Authorized persons proposing sky gardens in refuge floors with very special design are advised to make early enquiries.



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