



SCDF
The Life Saving Force
... for a safer Singapore

SINGAPORE CIVIL DEFENCE FORCE

Your Ref :

Our Ref: CD/04/05/01/01

Date : 2 Mar 2026

Registrar, Board of Architects
Registrar, Professional Engineers Board
President, Singapore Institute of Architects
President, Institution of Engineers, Singapore
President, Association of Consulting Engineers, Singapore

Dear Sir/ Mdm,

AMENDMENTS TO FIRE CODE 2023 – 5th BATCH OF AMENDMENTS

SCDF would like to issue the 5th batch of amendments to the Code of Practice for Fire Precautions in Buildings 2023 (Fire Code 2023). The amendments, which were deliberated and accepted by the Fire Code Review Committee, are attached as Annex A of this circular.

2. Amendments stipulated in Annex A shall take effect from the date specified therein (i.e., 6 months from date of circular). Qualified Persons who wish to comply with the requirements in this Circular for any proposed plans of fire safety works for new buildings or existing buildings to be submitted during the 6-month grace period (i.e., 2 Mar 2026 to 2 Sep 2026) can do so and are not required to apply for waivers.

3. This circular applies to all projects except those that submitted their Planning Permission application to URA before 2 Sep 2026 and subsequently received Provisional Permission (PP) or Design Gateway (DG) clearance. For projects that do not require URA's Planning Permission, this circular applies if plans of fire safety works are submitted to SCDF for approval on or after 2 Mar 2026.



SCDF – A member of the Home Team

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4. Qualified Persons shall provide URA's PP or DG clearance letter in their applications submitted to SCDF for approval. Where such documentation is not provided, the submission date of the first approved submission to SCDF will be used for reference instead.
5. Please convey the contents of this circular to members of your Board/ Institution/ Association. This circular is also available in CORENET's e-Info: <http://www.corenet.gov.sg/einfo>.
6. For general queries, you may contact Mr Randy Tan at DID: 68481461 or Mr Tan Yi Yang at DID: 68481734. However, for specific queries relating to edits for:
 - a. Serviced Apartments II (SA2) amendments, please contact MAJ Muhammad Izwan Bin Ibrahim at 68481413, or email: Muhd_Izwan_IBRAHIM@scdf.gov.sg.
 - b. Exit width exception amendments, please contact CPT Lim Hoong Ta at 68481403, or email: LIM_Hoong_Ta@scdf.gov.sg.
 - c. ESS setback amendments, please contact CPT Amin/ CPT Adam at 68483236/ 68481425, or email: Mohammad_Amin_Isa@scdf.gov.sg/
Adam_IDRIS@scdf.gov.sg.

Yours faithfully

(transmitted via email)

LTC Tan Chung Yee
for Commissioner
Singapore Civil Defence Force

Distribution list

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SCDF Fire Safety Standing Committee
Fire Code Review Committee

S/N	Amendment Date	Effective Date	Clause Status	Clause Before Amendment	Clause After Amendment								
1	2 Mar 2026	2 Sep 2026	Relaxation/ Revised	Cl.2.2.8b. For the purpose of determining the exit capacity of a staircase that is wider than 2m that forms part of the required means of escape from any storey of the building, that part of its width in excess of 2m shall not be taken into account.	<p>Cl.2.2.8b. For the purpose of determining the exit capacity of a staircase that is wider than 2m that forms part of the required means of escape from any storey of the building, that part of its width in excess of 2m shall not be taken into account.</p> <p>(1) Exception</p> <p>(a) For the purpose of determining the exit capacity of a staircase that is wider than 2m, that part of its width in excess of 2m and not exceeding 4m can be taken into account, provided all the following conditions are complied with:</p> <p>(i) For enclosed spaces used as a cinema, concert hall, auditorium or performance theatre that comply with Cl.9.7.3b.(2).</p> <p>(ii) The minimum number of exit staircases required shall comply with <u>Table 2.2.8b.(1)(a)</u>.</p> <table border="1" data-bbox="1480 1219 2101 1388"> <thead> <tr> <th colspan="2">TABLE 2.2.8b.(1)(a): MINIMUM NO. OF EXIT STAIRCASES</th> </tr> <tr> <th>No. of occupants within the enclosed space</th> <th>Min no. of exit staircases</th> </tr> </thead> <tbody> <tr> <td>501 - 1000</td> <td>3</td> </tr> <tr> <td>Exceeding 1000</td> <td>4</td> </tr> </tbody> </table>	TABLE 2.2.8b.(1)(a): MINIMUM NO. OF EXIT STAIRCASES		No. of occupants within the enclosed space	Min no. of exit staircases	501 - 1000	3	Exceeding 1000	4
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Exceeding 1000	4												

					<p>(iii) The exit staircases serving the enclosed space shall be designed with evenly distributed exit capacities, such that the difference between the minimum and maximum staircase widths taken into account in determining the exit capacities does not exceed 1m.</p> <p>(iv) <i>Cl.2.3.4</i> on the requirements of scissor exit staircase shall be complied with.</p> <p>(v) <i>Cl.2.3.12</i> on the requirements of remoteness of exits shall be complied with.</p> <p>(vi) The enclosed space shall be provided with engineered smoke control system.</p> <p>(vii) The building shall be protected by an automatic sprinkler system.</p> <p>(viii) The building shall be provided with one-way and two-way emergency voice communication systems.</p>
2	2 Mar 2026	2 Sep 2026	Relaxation/ Revised	<i>Cl.8.2.1</i> One-way emergency voice communication system	<i>Cl.8.2.1</i> One-way emergency voice communication system

				<p>One-way emergency voice communication system and an FCC shall be provided as follows:</p> <ul style="list-style-type: none"> a. For all large buildings under PG III (not applicable to primary school, secondary school, and junior colleges), IV, V, VI, VII and VIII with AFA greater than 5000m² or having a total occupant load exceeding 1000 persons. The calculation of AFA and occupant load shall exclude the aboveground or underground car park, or b. For all buildings belonging to PG III, IV, V, VI, VII, and VIII of more than 24m in habitable height, or c. For building of mixed commercial-cum-residential usage: <ul style="list-style-type: none"> (1) where the commercial component of the building occupies only the lower portion of the building and is separated from the residential occupancies, the habitable height of the commercial component of the building exceeds 24m, or (2) where a commercial component of the building is located above any residential occupancies, the 	<p>One-way emergency voice communication system and an FCC shall be provided as follows:</p> <ul style="list-style-type: none"> a. For all large buildings under PG III (not applicable to primary school, secondary school, and junior colleges), IV, V, VI, VII and VIII with AFA greater than 5000m² or having a total occupant load exceeding 1000 persons. The calculation of AFA and occupant load shall exclude the aboveground or underground car park, or b. For all buildings belonging to PG III, IV, V, VI, VII, and VIII of more than 24m in habitable height, or c. For building of mixed commercial-cum-residential usage: For mixed-use buildings where the habitable height of the non-residential usage is more than 24m. <ul style="list-style-type: none"> (1) where the commercial component of the building occupies only the lower portion of the building and is separated from the residential occupancies, the habitable height of the commercial component of the building exceeds 24m, or (2) where a commercial component of the building is located above any
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				<p>habitable height of the building exceeds 24m.</p> <p>d. Exception</p> <p>For hotel or healthcare buildings of less than 24m in habitable height, AFA not greater than 5000m² and total occupant load not exceeding 1000 persons, an ordinary public address system shall be provided. However, FCC is not required. Loudspeakers for the ordinary public address system shall be provided in every lift lobby, staircase enclosure and other strategic positions within audible distance of all parts of all storeys throughout the building.</p>	<p>residential occupancies, the habitable height of the building exceeds 24m.</p> <p>d. Exception</p> <p>(1) For hotel or healthcare buildings of less than 24m in habitable height, AFA not greater than 5000m² and total occupant load not exceeding 1000 persons, an ordinary public address system shall be provided. However, FCC is not required. Loudspeakers for the ordinary public address system shall be provided in every lift lobby, staircase enclosure and other strategic positions within audible distance of all parts of all storeys throughout the building.</p> <p>(2) For PG II mixed-use buildings where the habitable height of the non-residential usage is more than 24m, one-way emergency voice communication system and an FCC is not required for the residential component and its ancillary usage, if it is compartmented from the non-residential component. The ancillary usage of the residential component refers to its car parks, clubhouse, gym, etc., within the residential component.</p>
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3	2 Mar 2026	2 Sep 2026	New	Nil	<p><i>Cl.9.7.2</i> Hotels, boarding houses, serviced apartments, hostels, backpacker hotels & capsule hotels & staff quarters</p> <ul style="list-style-type: none"> a. Access through an internal corridor b. c. d. e. f. Additional requirements for capsule hotels g. Serviced Apartments II (SA2) <p>This set of fire safety requirements shall be applicable to SA2 buildings. They shall comply with the requirements stated under <i>Cl.9.7.2a. to e.</i>, unless otherwise stipulated in the following:</p> <p>(1) Requirements for PWDs</p> <p>Requirements for PWDs as stipulated under <i>Cl.2.4</i> are not applicable provided the exit staircases and the corridors/ lobbies are naturally ventilated. The corridors/ lobbies shall comply with <i>Cl.2.3.10</i> or <i>Cl.2.2.13b.(7)</i>.</p> <p>(2) Travel distance</p> <p>The travel distances can be based on residential occupancy in accordance</p>
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					<p>with <i>Table 2.2A</i>, provided the exit staircases and the corridors/ lobbies are naturally ventilated in accordance with <i>Cl.9.7.2g.(1)</i>. The measurement of travel distance within the unit shall comply with <i>Cl.9.2.1a.(5)</i>.</p> <p>(3) Exit staircase</p> <p>One exit staircase is permitted to serve an aboveground SA2 floor provided:</p> <ul style="list-style-type: none"> (a) the habitable height of the floor shall not exceed 15m; (b) the floor shall not be located above 3rd storey; (c) the AFA of the floor shall not exceed 200m²; (d) the occupant load of the floor shall not exceed 8 persons; (e) the exit staircase/ floor in the building shall not be of timber construction; (f) the one-way travel distance measured from the most remote point in any room or space to the exit staircase door shall not exceed 13m; and (g) automatic fire alarm system using smoke detectors are provided.
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					<p>(4) Fire lift</p> <p>At least one fire lift shall be provided if the habitable height exceeds 24m. The number of fire lifts required shall be such that any part of a storey of the building is within 60m coverage from the fire lift door.</p> <p>(5) Fire Command Centre (FCC)</p> <p>Where an FCC is required, it shall be in accordance with <i>Cl.8.2.4</i>. It can be located within the security guard room provided it is within the vicinity of the fire engine accessway or fire engine access road.</p>
4	2 Mar 2026	2 Sep 2026	Relaxation/ Revised	<i>Cl.10.3.2d</i> . Setback distance of 3m measured between the ESS installation and the fencing shall be provided. No combustible items shall be located within this 3m separation space.	<i>Cl.10.3.2d</i> . Setback distance of 3m measured between the ESS installation and the fencing shall be provided. No combustible items shall be located within this 3m separation space. Where the setback distance is reduced to at least 1m, the ESS unit shall be subjected to the fire and explosion testing specified under <i>UL 9540A</i> and together with the <i>NFPA 855</i> Hazard Mitigation Analysis report to be submitted to SCDF for approval;

5	2 Mar 2026	2 Sep 2026	New	Nil	<p><i>Cl.9.6.9 Valve Hall in High Voltage Direct Current (HVDC) Converter Station</i></p> <p>The installation shall comply with all of the following:</p> <ul style="list-style-type: none"> (a) Cables used shall be either fire retardant or fire resistant. In addition, cables used shall be of the low-smoke and halogen-free type. (b) Fire resistant cables shall comply with <i>SS 299</i> and fire-resistant fibre optic cable shall comply with <i>IEC 60331-25</i>. (c) Fire retardant cables shall comply with <i>IEC 60332 Parts 1 & 3</i> on tests on single and bunched cables under fire conditions. (d) Low-smoke and halogen-free cables shall comply with the following requirements: <ul style="list-style-type: none"> (i) <i>IEC 61034</i>. (ii) When a sample of cable is subjected to the combustion test for the determination of the amount of halogen acid gases (other than hydrofluoric acid) as set out in <i>IEC 60754 - Part 1</i>, and the amount of halogen acid evolved is less than
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					<p>0.5%, the cable shall be regarded as halogen free.</p> <p>(e) Equipment shall be in accordance with <i>IEC 62757</i> and voltage rating not exceeding 525kV.</p> <p>(f) Coupling shall be of dry type.</p> <p>(g) In lieu of sprinkler, both automatic fire alarm system with aspirating smoke detectors to allow early detection in accordance with <i>SS 645</i>, and VIFDS in accordance with <i>Cl.6.3.11</i>, shall be provided.</p> <p>(h) Compartmentation and door rating of minimum 2-hrs and not less than the fire resistance of the elements of structure of the building where the room is located.</p> <p>(i) Smoke purging rate of at least 6 air changes per hour.</p>
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