



THE ASSOCIATION OF REGISTERED FIRE SERVICE
INSTALLATION CONTRACTORS OF HONG KONG LIMITED

How to keep Fire Service Installation
in efficient working order
at all times ?

香港註冊消防工程公司商會有限公司
THE ASSOCIATION OF REGISTERED FIRE SERVICE
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By C K Chan
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Why we need to keep FSI in efficient working order at all times ?

- To reduce the **damages** in case of fire
- To fulfill the **statutory requirements**
- To perform the **duty of care** as property management agent (PMA)

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What must we do in case of Shutdown of FSI ?

In accordance with FSD circular letter no. 3/2008

- To employ a RFSIC to repair defective FSI
- To notify FSD of the defects
- To notify occupants
- To perform the contingency measures

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**Contingency Measures as advised in case of shutdown
overnight or for more than 24 hours continuously**

Part 1

- To formulate an emergency plan
- To **patrol the affected areas**
(e.g. 24-hour manning, patrol at 15-minute intervals evidenced by making entries in a record book provided therat)
- To designate named personnel to undertake specified tasks
including monitoring the progress of repair work, report to the Police / FSD upon the detection of a fire, etc.
- To **place additional fire fighting / detection equipment**
such as fire extinguishers, standalone smoke detectors, temporary firefighting water supply system, etc in the affected area
- To arrange sufficient trained staff for operating the FSI / portable equipment and executing the emergency plan

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Contingency Measures as advised in case of shutdown overnight or for more than 24 hours continuously

Part 2

- To inspect and review passive and active fire protection measures including fire doors, gaseous extinguishing systems and portable fire extinguishers
- To display suitable notices at prominent locations about shutdown
- To reduce stock level of goods, in particular, highly combustible ones (e.g. flimsy paper products, paints, etc.)
- To suspend any activities that generate sparks, hot molten droplets in the affected area
- To maintain good house keeping



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How to reduce the defects and shutdown of FSI?

- To perform routine maintenance in addition to Annual Inspection
 - such as Quarterly Maintenance of Fire Pumps, Sprinkler Pumps, MFA & AFA Systems
 - To avoid the locking of pumps due to lack of running & lubrication
 - To discover the defects during maintenance
- To reinforce the patrol to eliminate the vandalism to FSI
- To replace / repair the FSI before failure
 - By considering MTBF of the components of FSI, to replace / repair them before failure (such as repair of pumps, replacement of aged detectors / pipes / cables, etc.)
- To upgrade the FSI with fail-safe function
 - such as the intelligence MFA/AFA system and normal-closed design (current standard)



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How to reduce shutdown duration of FSI?

- To have a Term Maintenance Contract (TMC) with RFSIC
 - To perform : Annual Inspection
 - Routine Maintenance
 - Emergency Service & Repair
 - Repair Defect
- To have a pledge requirement for Emergency Service
 - 24-hours on-call service
 - Arrive within 1 hour or 2 hours
- To have a pre-agreed price list of common items for Emergency Repair
 - Attendance Fee
 - Common repair items
- To have a Partnering Relationship between RFSIC and PMA

WHY ???



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Why PMA need a reliable and trustworthy RFSIC?

- Some PMA can't justify the workmanship of works performed by RFSIC
- Some PMA can't justify the quantity & content of defects as reported by RFSIC
- Emergency Repair can't be pended by Quotations Invitation
- Some PMA can't identify the quantity & content of repair works
- Latent Defects would only be discovered during FIRE



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Incorrect Practice by Some PMA

- PMA firstly employs a RFSIC to perform Annual Inspection; and then further invites other RFSICs to bid the Defects Repair work. (FSI would be suspended until award of Repair contract to RFSIC.)
- Even PMA intends to ask same RFSIC to repair the defects, the work is still delayed due to negotiation for repair price.
- To ignore the RFSIC's recommendation due to Cost Reduction [Quotation](#)
- To assign their own staff to perform the repair works, not a RFSIC
- To select a lowest-price RFSIC even the price is unreasonably low.

Recommendation by FSICA

Part 1

- To employ reliable and trustworthy RFSIC
 - Based on : Capacity of RFSIC
 - Organisation of RFSIC
 - Job Reference & Past Records
 - Recommendation by Consultant
- To establish a Term Maintenance Contract with a RFSIC
 - The RFSIC shall provide the emergency service and immediate repair work.
 - The RFSIC should be familiar with the FSI; the costs and recovery time should be less.
 - The RFSIC has no excuse from his responsibility for the maintenance work.
- To establish a pre-agreed price list for common repair items with RFSIC
 - The RFSIC can immediately perform the repair work.
- To accept quotation of reasonable price; Don't only consider the lowest tenderer.
- To closely monitor the RFSIC's testing & repair works in order to ensure the RFSIC has **completely** performed the works

Recommendation by FSICA

Part 2

- To consider the RFSIC's recommendation of repair works (To seek the FS Consultant's advice, if necessary.)
- Not to assign a non-RFSIC to perform the repair work for FSI

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