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

Date : 1 Sep 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 – 6th BATCH OF AMENDMENTS

SCDF would like to issue the 6th 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 *Annexes A & Annex B* of this circular.

2. Amendments stipulated in *Annexes A & B* 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., 1 Sep 2026 to 1 Mar 2027) 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 1 Mar 2027 and subsequently received Provisional Permission (PP) or Design Gateway (DG) clearance. For projects that do not require URA's

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Planning Permission, this circular applies if plans of fire safety works are submitted to SCDF for approval on or after 1 Sep 2026.

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: *https://info.corenet.gov.sg/resources/circulars*.

6. For general queries, you may contact Mr Randy Tan at DID: 68481461 or Mr Tan Yi Yang at DID: 68481734. For specific queries relating to edits for the following, please refer to the contacts below:

a. Regulated fire safety products & materials and Engineered timber building construction amendments, please contact CPT Haziq at 68481417 or email: scdf_pls@scdf.gov.sg.

b. Dimension requirements of PWD holding point, Omission of fire hydrant and Omission of manual call point and automatic fire alarm system in PG II mixed occupancy buildings, please contact MAJ Lim Hoong Ta at 68481403 or email: LIM_Hoong_Ta@scdf.gov.sg

c. Residential ESS installation requirements, please contact CPT Amin/ CPT Adam at 68483236/ 68481425 or email: Muhammad_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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Fire Code Review Committee

Annex A

S/N	Amendment Date	Effective Date	Clause Status	Clause Before Amendment	Clause After Amendment
1	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.2.4.4* Dimension requirements of PWD Holding Point A PWD Holding Point shall be adequately sized so as to accommodate a wheelchair user and to allow the user to manoeuvre easily. In this respect, the PWD Holding Point shall meet the following requirements: a. …….. b. …… c. the PWD Holding Point shall be marked on the ground with a wheelchair symbol in white against contrasting background, with a dotted white rectangular outline.	*Cl.2.4.4* Dimension requirements of PWD Holding Point A PWD Holding Point shall be adequately sized so as to accommodate a wheelchair user and to allow the user to manoeuvre easily. In this respect, the PWD Holding Point shall meet the following requirements: a. …….. b. …… c. the PWD Holding Point shall be marked on the ground with a wheelchair symbol in white against contrasting background~~, with a dotted white rectangular outline.~~ and the outline shall comply with one of the following conditions: (1) PWD holding point with a dotted white rectangular outline, or (2) PWD holding point with a solid white rectangular outline. The outline shall contrast with the finished floor colour, or (3) PWD holding point without an outline. The background of the PWD holding point shall contrast with the finished floor colour.

2	1 Sep 2026	1 Mar 2027	Relaxation/ New	*Cl.4.4.1a.* General Every part of a fire engine accessway and/ or fire engine access road shall be within an unobstructed distance of 50m from a fire hydrant. Where a public fire hydrant conforming to this requirement is not available, private fire hydrant(s) shall be provided. *See Diagram 4.4.1a.*.	*Cl.4.4.1a.* General Every part of a fire engine accessway and/or fire engine access road shall be within an unobstructed distance of 50m from a fire hydrant. Where a public fire hydrant conforming to this requirement is not available, private fire hydrant(s) shall be provided. *See Diagram 4.4.1a.*. (1) Exception Fire hydrant(s) can be omitted for the following: (a) Single-storey standalone buildings, provided all the following conditions are complied with: (i) AFA not exceeding 60m^2. (ii) Used as public space only, free of any commercial activities or storage. Nursing rooms, toilets and/or associated rooms, such as cleaner's rooms, are permitted, subject to the AFA of these areas not exceeding 10m^2. (iii) Open-sided with openings that constitute not less than 80% of

					the perimeter wall area (measured along the roof eaves). (iv) The quantity of portable fire extinguishers shall be doubled, and they shall be remotely located from one another. (v) Not within 13m of other buildings or parking lots for motor vehicles.
3	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.6.1.2* Provision *a.* Fire extinguishers shall be provided in all buildings except the following: (1) …… (2) ….. (3) ….. (4) ….. (5) …..	*Cl.6.1.2* Provision *a.* Fire extinguishers shall be provided in all buildings except the following: (1) …… (2) ….. (3) ….. (4) ….. (5) ….. (6) Open-sided linkway/walkway across a driveway, fire engine accessway or fire engine access road, provided it has a clear width of less than 7m, measured from eave to eave, and/or are not used for any commercial activities or storage.
4	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.6.2.8a.(3)(c)* Other standalone buildings as follows:	*Cl.6.2.8a.(3)(c)* Other standalone buildings as follows:

				(i) …. (ii) …. (iii) …. (iv) …. (v) …. (vi) …. (vii) …. (viii) …. (ix) …. (x) ….	(i) …….. (ii) …….. (iii) …….. (iv) …….. (v) …….. (vi) …….. (vii) …….. (viii) …….. (ix) …….. (x) …….. (xi) Open-sided linkway/walkway across a driveway, fire engine accessway or fire engine access road, provided it has a clear width of less than 7m, measured from eave to eave, and/or are not used for any commercial activities or storage.
5	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.6.3.3d.* Exemption Manual call points can be omitted for the following: (1) car parks, regardless whether the parking facility is standalone type or forms part of a building; (2) open-to-sky roof gardens/ terraces, provided an alarm sounder is extended to this level and positioned near the exit staircase except for developments where fire alarm system is not required; and	*Cl.6.3.3d.* Exemption Manual call points can be omitted for the following: (1) Car parks, regardless of whether the parking facility is of a standalone type or forms part of a building~~;~~. (2) Open-to-sky roof gardens/terraces, provided an alarm sounder is extended to this level and positioned near the exit staircase, except for developments where fire alarm system is not required~~; and~~.

				(3) mezzanine floor of factory or warehouse unit, subject to compliance with *Cl.9.6.1a.(2)* or *Cl.9.8.1a.(2)*, respectively. No person on the mezzanine floor shall need to travel more than 30m to activate the nearest manual call point located on the main floor.	(3) Mezzanine floors of factory or warehouse units, subject to compliance with *Cl.9.6.1a.(2)* or *Cl.9.8.1a.(2)*, respectively. No person on the mezzanine floor shall need to travel more than 30m to activate the nearest manual call point located on the main floor~~.~~. (4) Intermediate sky terraces used as communal areas without commercial activities, or storage, in PG II mixed occupancy buildings, provided the ventilation openings for the sky terraces are evenly distributed around the external walls, excluding perimeter walls to air wells, with ventilation openings of not less than 50% of all external walls. An alarm sounder shall be extended to this level and positioned near the exit staircase, except for developments where fire alarm system is not required. (5) Open-sided pavilions/sheds used as communal areas in PG II mixed occupancy buildings, provided the AFA of the pavilions/sheds does not exceed 200m^2 and has openings that constitute at least 80% of the perimeter wall area (measured along the roof eaves). An alarm sounder shall be extended to this level and positioned near the exit staircase, except for developments where fire alarm system is not required.

6	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.6.4.1c.* PG II mixed occupancy (1) For PG II mixed occupancy buildings exceeding 24m in habitable height, the non-residential parts shall be protected by an automatic sprinkler system if they: (a) comprise more than one storey, or (b) are located above the first storey. (2) For PG II mixed occupancy buildings regardless of habitable height, the non-residential parts shall be protected by an automatic sprinkler system if they are not compartmented from the basement storeys. (3) Exemption (a) Intermediate sky terraces used as communal areas without commercial activities, or storage, provided the ventilation openings for the sky terraces are evenly distributed around the external walls, excluding perimeter walls to air wells, with ventilation openings not less than 50% of all external walls.	*Cl.6.4.1c.* PG II mixed occupancy (1) For PG II mixed occupancy buildings exceeding 24m in habitable height, the non-residential parts shall be protected by an automatic sprinkler system if they: (a) comprise more than one storey, or (b) are located above the first storey. (2) For PG II mixed occupancy buildings regardless of habitable height, the non-residential parts shall be protected by an automatic sprinkler system if they are not compartmented from the basement storeys. (3) Exemption (a) Intermediate sky terraces used as communal areas without commercial activities, or storage, provided the ventilation openings for the sky terraces are evenly distributed around the external walls, excluding perimeter walls to air wells, with ventilation openings not less than 50% of all external walls. (b) Open-sided pavilion/shed used as communal areas in accordance with *Cl.6.2.8a.(3)(c)(iv)*.

				(b) Open-sided pavilion/ shed used as communal areas in accordance with *Cl.6.2.8a.(3)(c)(iv)*. (4) For non-residential parts where sprinkler protection is not required under sub-clauses (1), (2) & (3) above, an automatic fire alarm system shall be provided for the non-residential parts in accordance with *Cl.6.3.1b.*.	(4) For non-residential parts where sprinkler protection is not required under sub-clauses *(1)*~~,~~ *& (2)* ~~*& (3)*~~ above, an automatic fire alarm system shall be provided for the non-residential parts in accordance with *Cl.6.3.1b.*~~.~~ For areas stated in *Cl.6.4.1c.(3)*, the provision of an automatic fire alarm system and compliance with *Cl.6.3.1b.* are not required.
7	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	*Cl.9.9.5* Engineered timber building construction a. General The engineered timber product shall be listed in accordance with the requirements of the product listing scheme. b. Building design …… (11) The engineered timber building project shall comply with the design and fire test performance requirements stipulated in European (EN) standards which include *BS EN 1995, BS EN 1363, BS EN 1365* and other internationally recognised	*Cl.9.9.5* Engineered timber building construction a. General ~~The engineered timber product shall be listed in accordance with the requirements of the product listing scheme.~~ This set of fire safety requirements shall be applicable to the use of engineered timber in building construction. b. Building design ……. (11) The engineered timber building project shall comply with the design and fire test performance requirements stipulated in European (EN) standards ~~which include~~ including ~~*BS*~~ *EN 1995,* ~~*BS*~~ *EN 1363,*

				standards deemed appropriate and necessary by the SCDF.	~~*BS*~~ *EN* 1365 and other internationally recognised standards deemed appropriate and necessary by the SCDF. (a) listed by any accredited certification body accepted by the SCDF under the PLS; or (b) CE marked with certification from approved third-party Notified Bodies, where the building design adopts *EN 1995*. Where the building design adopts *EN 1995*, the integrity of face bond lines shall be verified in accordance with *Annex B of EN 1995-1-2*, unless such integrity is deemed to be maintained by the standard.

8	1 Sep 2026	1 Mar 2027	New	Nil	*Cl.10.3.5* Residential ESS installations a. This section stipulates the fire safety requirements for the installation of ESS units in PG I buildings where the total stored energy of all ESS units exceeds 1 kWh. b. Batteries forming an ESS unit of up to 20 kWh are permitted. An aggregate maximum stored energy of 40 kWh comprising multiple ESS units is permitted, provided each ESS unit is spaced a minimum of 1m apart from each other, combustibles, escape routes and unprotected openings. Where the aggregate stored energy capacity or separation distance of the units exceed the limit, these shall be subjected to testing specified under *UL 9540A* and submitted with *NFPA 855* Hazard Mitigation Analysis report to SCDF for approval. c. ESS units shall be certified in accordance with *UL 9540* or equivalent international standards. d. ESS units shall be encased in a metal enclosure. e. ESS units shall be installed in open-to-sky locations or, where roofed over, within 1 m of the roof edge. ESS units are permitted to be located in a room or enclosed space

					provided such spaces are ventilated by fixed openings of not less than 25% of the perimeter wall. Such room or enclosed spaces shall not be used for accommodation purposes. f. A label containing emergency contact information for the qualified service and maintenance provider shall be provided on the exterior of the installed ESS. g. A Home Fire Alarm Device (HFAD) shall be installed above the ESS in accordance with *Cl.6.3.6a.(7)*. Alternatively, any detection system such as the Battery Management System (BMS) shall automatically trigger an alarm sounder that is capable of producing a minimum sound level of not less than 65 dBA, or 5 dBA above the ambient noise level, whichever is greater, but not more than 120 dBA.
9	1 Sep 2026	1 Mar 2027	Revised	Existing *Table 1.4A: Designation of Purpose Group*	See *Annex B (affected portion of Table 1.4A)*
10	1 Sep 2026	1 Mar 2027	Relaxation/ Revised	Existing *Table 11A: List of Regulated Fire Safety products & Materials*	See *Annex B (affected portion of Table 11A)*

<table>
<tr><th colspan="4">TABLE 1.4A: DESIGNATION OF PURPOSE GROUPS</th></tr>
<tr><th>Purpose Group (PG)</th><th>Descriptive Title</th><th colspan="2">Purpose for which building, or part of the building is used or intended to be used</th></tr>
<tr><td rowspan="2">I</td><td rowspan="2">Small Residential</td><td colspan="2">Residential dwelling house such as:</td></tr>
<tr><td>• bungalow
• detached house</td><td>• semi-detached house
• terrace house</td></tr>
<tr><td rowspan="2">II</td><td rowspan="2">Other Residential</td><td colspan="2">Accommodation for residential purposes other than any premises comprised in PG I, such as:</td></tr>
<tr><td>• apartment
• cluster home
• condominium</td><td>• flat
• maisonette
• town house</td></tr>
<tr><td rowspan="8">III</td><td rowspan="8">Institutional</td><td colspan="2">Establishments used for treatment, care or maintenance of persons suffering from disabilities, such as:</td></tr>
<tr><td>• community hospital
• convalescent home
• home for intellectually disabled
• home for the aged</td><td>• ~~home for the spastic~~ adult/children disability home
• hospice
• hospital
• psychiatric hospital
• nursing home</td></tr>
<tr><td colspan="2">Establishments used for care or maintenance of young/dependant persons, such as:</td></tr>
<tr><td>• children’s home
• correction centre
• daycare centre
• detention centre
• dialysis centre</td><td>• infant-care centre
• rehabilitation centre
• ~~school for the spastic~~ special education school
• senior activity centre
• orphanage</td></tr>
<tr><td colspan="2">Establishments used for educational/training purposes, such as:</td></tr>
<tr><td>• college
• commercial/ private school
• enrichment centre
• kindergarten/ nursery
• military camp</td><td>• polytechnic
• public school
• tuition centre
• university
• vocational institution</td></tr>
<tr><td colspan="2">Establishments used for worker lodging purposes, such as:</td></tr>
<tr><td colspan="2">• workers’ dormitory</td></tr>
</table>

Annex B

TABLE 11A: LIST OF REGULATED FIRE SAFETY PRODUCTS & MATERIALS

S/N	Products / Materials	Acceptable Standards	Certification Scheme	Surveillance Regime	
				Testing	Factory/ Site Inspection
38.	Engineered Timber	~~(a) EN 1363~~ ~~and~~ (~~b~~a) EN 1364 with material testing in accordance with EN 13501-1 (min. Class D) or (b) EN 1365 with material testing in accordance with EN 13501-1 (min. Class D) or (c) AS 1530-4 with material testing in accordance with EN 13501-1 (min. Class D)	Scheme 5 (DoCs issued)	Annual surveillance test shall only require material testing, and adopt the same test standards that were adopted for the material testing at the point of CoC listing	Factory inspection to be conducted at least once annually and Site inspection to be conducted for every 3500m^2