

MFSS-1

MINIMUM FIRE SAFETY GUIDELINES FOR RESIDENTIAL BUILDINGS

(Like Apartments, Residential Complexes, Houses etc.)

1. Adequate number of **Fire Extinguishers** with periodical maintenance should be provided. After periodical maintenance the expiry dates should be affixed on them.
2. **Hose Reel Hose & Nozzle** should be maintained with proper care.
3. **Hydrant Valves** and **Delivery Hoses** with proper washers should be ensured.
4. **Delivery Hoses** should be tested once in 3 months without fail and record should be maintained.
5. **Manually operated Fire Alarm System, Sprinklers, Detectors** etc and other installations in the buildings should be monitored properly. They should be maintained and records kept.
6. **Fire Pumps** should be in working condition with proper maintenance.
7. **Fire Pumps** should be invariably connected to **alternate source of power** supply having adequate capacity.
8. **Automatic system of the Fire Pumps** should be in operational condition at all the time (24×7).
9. **Daily starting of pumps and weekly testing of all equipments should be ensured.**
10. Isolation for **Sprinkler Valves** and **Main Valves** of Terrace Tank should be kept open at all the times.
11. **Smoke Detectors** and **Mechanical Smoke Extractors** must work properly.
12. Apartment Houses exceeding 30 Metres in height may be invariably possessed with Control Rooms having communication facilities from all floors including lift
13. All the Staircases should be kept without any hindrance and all the openings to the Staircase should be kept in utility, so that the escape during Emergency can be made easily.
14. Alterations or decorations shall not reduce the width of Escape Routes.
15. Proper Ventilation should be ensured in the periphery of the basement and in the Building.
16. Proper Maintenance of lifts should be ensured.
17. **Fireman Switch** of the lift should be in operative condition.
18. Emergency Lighting Systems in the corridors and escape routes with battery backup should be ensured.

19. Self Illuminated Exit Sign with independent power supply should be provided.
(Exits should be seen and identifiable in Emergency)
20. **Exit Doors** shall be ensured to work properly and shall open only from the side from which they were designed to open .
21. 10 % – 20 % of the occupants should be trained in Fire Fighting and Rescue operations (Fire Stations will assist such Training).
22. Open space around the area of the building should be kept free for easy movement of Fire Fighting Vehicles during Emergency.
23. High Hazard Installations, if any, (such as L.P.G Installations, Generator Room, Power Plants, Incinerator etc) within/ nearby the Building premises shall be asked to have proper and specific Fire Safety measures.
24. Central Air Conditioning System if any, should be incorporated with all safety measures which shall be maintained in trim condition.
25. Proper House Keeping should be maintained so as to enable to prevent the spread of Fire. No fire vulnerable wastes to be kept.
26. No Electrical wiring shall be done near the decoration clothes, otherwise shall be through Conduits only.
27. Electrical equipments/ installations should be switched off before leaving the building / before closing.
28. For High- Rise Buildings, the width of the main entrance shall be ensured to a minimum of 5metres for the easy access of Fire fighting Vehicles. If an arch/ covered gate is constructed it shall be ensured with a clear Head Room of not less than 5metres.
29. The plan of each floor of the building clearly showing Emergency/Exits, Staircases, Lifts, Fire Ducts, etc should be kept in the respective floor at strategic points.
30. Emergency Contact Numbers of nearby Fire & Rescue Station, Hospitals, Ambulance Services, KSEB, Police Stations etc should be displayed at appropriate places.

- **High Hazard Installations, if any, near the Building shall be asked to have proper Fire Safety measures by giving instructions to the hazardous Building's owner.**
- **Assistance/ help may be taken from this Department to improve the Fire Safety Measures.**

Sd/-
(Loknath Behera IPS)
 Director General
 Fire and Rescue Services,
 Kerala.