



MINI-STORAGE : TRAPS EVERYWHERE

AS-IS THE LATEST REQUIREMENTS ON 13 JAN 2019

REFERENCE: [HTTPS://WWW.HKFSD.GOV.HK/ENG/FIRE_PROTECTION/MINI_STORAGES/](https://www.hkfsd.gov.hk/eng/fire_protection/mini_storages/)

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| FORTE?

ONE-STOP SOLUTION FOR MINI-STORAGE BUSINESS





STATUTORY REQUIREMENTS

STATUTORY REQUIREMENTS ON MINI-STORAGE



LANDS DEPARTMENT

FIRE SERVICES DEPARTMENT

BUILDINGS DEPARTMENT

REQUIREMENTS — FIRE SERVICES DEPARTMENT



1. EVERY ROW/CLUSTER OF STORAGE CUBICLE SHALL OCCUPYING AN AREA NOT MORE THAN 50M².
2. PROVISION OF SEPARATION DISTANCE OF 2.4M BETWEEN ROWS/CLUSTERS.
3. ANY SIDE OF EACH ROW/CLUSTER SHOULD NOT EXCEED 20M IN LENGTH.
4. THE DISTANCE BETWEEN THE CEILING AND THE TOP OF THE STORAGE CUBICLES AND/OR STORED ARTICLES SHOULD NOT BE LESS THAN 1M.
5. THE STORAGE CUBICLES AND/OR STORED ARTICLES SHOULD NOT EXCEED 2.35M IN HEIGHT.
6. TO PROVIDE SUFFICIENT DIRECTIONAL SIGN / EXIT SIGN.
7. THE WHOLE PREMISES SHALL BE COVERED BY HOSE REEL.

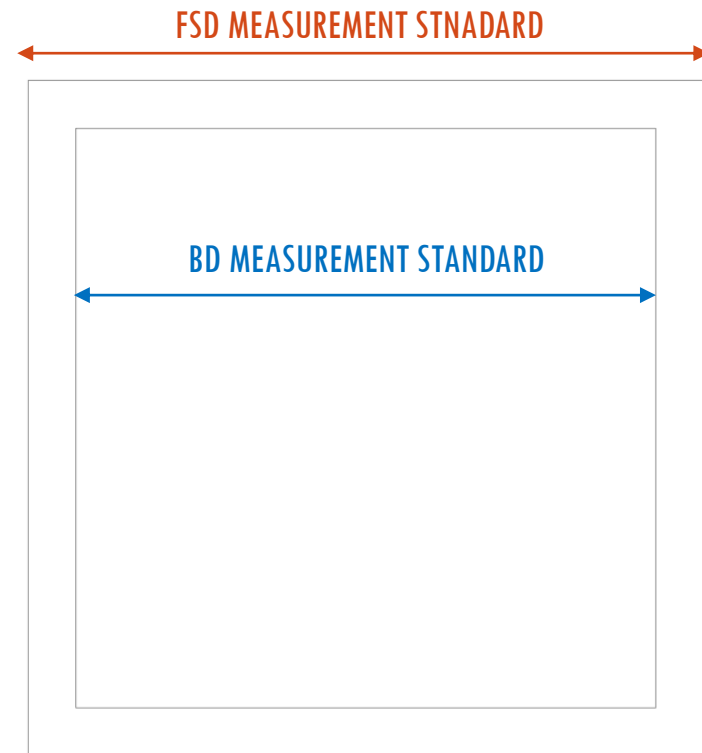
REQUIREMENTS — BUILDINGS DEPARTMENT



1. WIDTH OF CORRIDORS BETWEEN CUBICLE TO FULLFIL THE REQUIREMENTS OF MEANS OF ESCAPE.
2. DEADEND TRAVEL DISTANCE NOT EXCEEDING 18M.
3. TRAVEL DISTANCE NOT EXCEEDING 36M.
4. OTHER BUILDING ORDINANCE AND RELATED REGULATIONS / PNAP(S).

FLOOR AREA OF EACH CLUSTER

MEASUREMENT OF THE CUBICLE
SIZE: BD v.s. FSD



SEPARATION BETWEEN CLUSTER & MAXIMUM LENGTH OF CLUSTER

LOCATION OF RECEPTION OFFICE

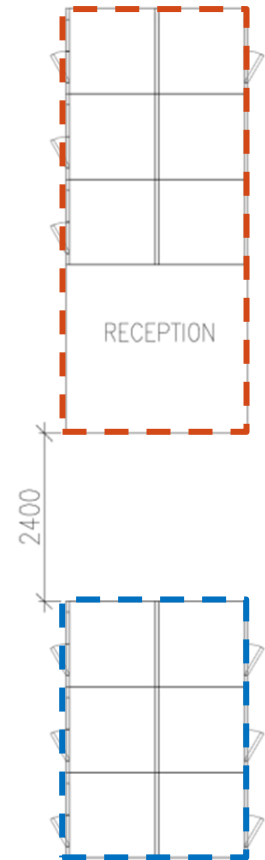
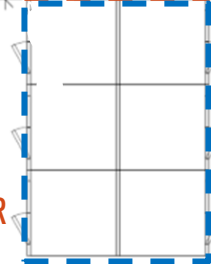
CLUSTER 1

STORAGE AREA NOT MORE THAN 50M² EXCLUDING CORRIDOR



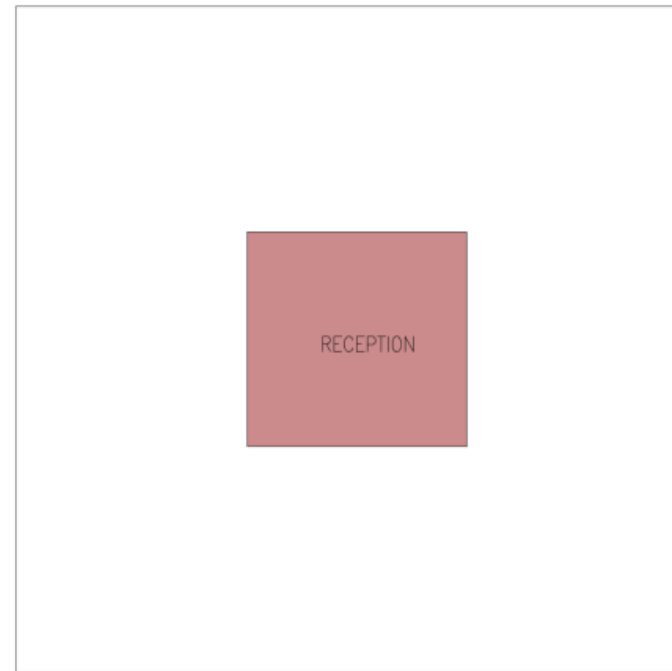
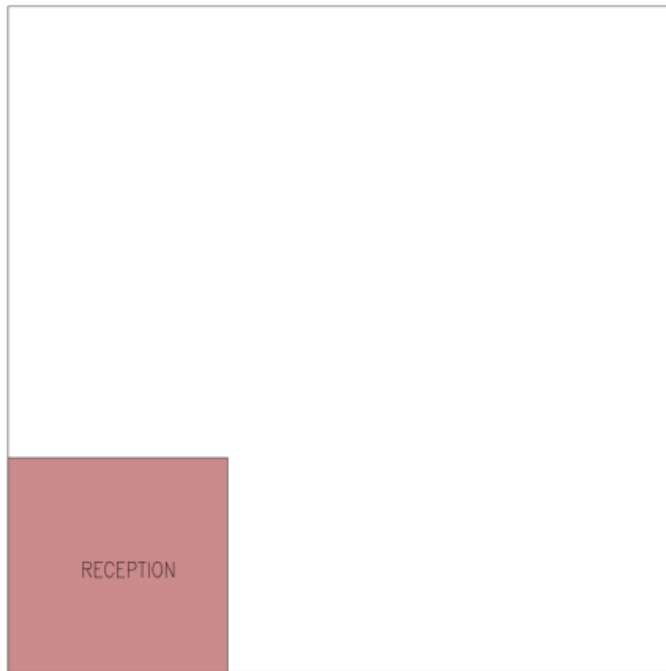
CLUSTER 2

STORAGE AREA NOT MORE THAN 50M² EXCLUDING CORRIDOR



CLEARANCE BETWEEN THE CUBICLE AND CEILING & CUBICLE HEIGHT

LOCATION OF RECEPTION OFFICE



CLEARANCE BETWEEN THE CUBICLE AND CEILING & CUBICLE HEIGHT

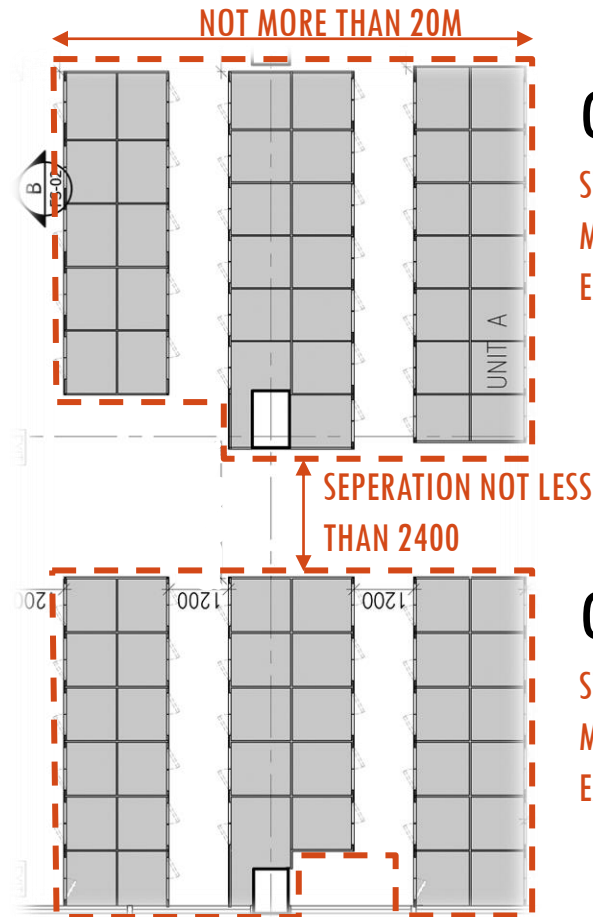
FIXING CAP OF METAL MESH



DIRECTIONAL / EXIT SIGN & HOSE REEL

PROVISION OF EXIT SIGN AT COMPARTMENT

COVERAGE OF HOSE REEL (ACTUAL DISTANCE)



CLUSTER 1

STORGAE AREA NOT MORE THAN 50M² EXCLUDING CORRIDOR

CLUSTER 2

STORGAE AREA NOT MORE THAN 50M² EXCLUDING CORRIDOR

PROVISION OF ACCESS WINDOWS

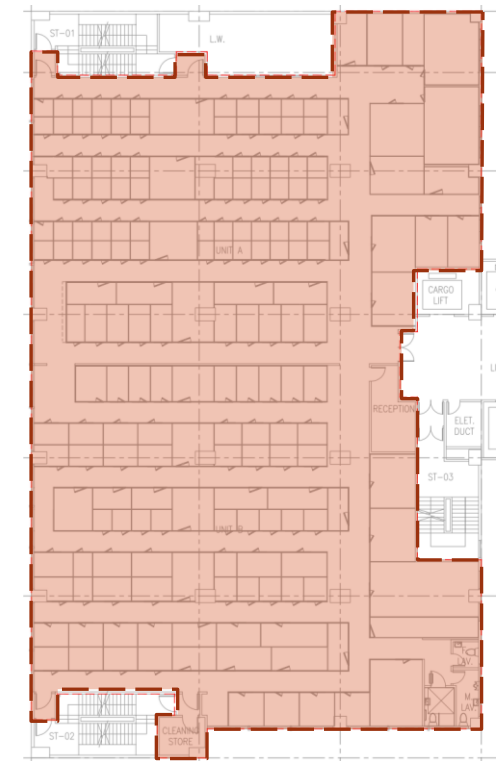
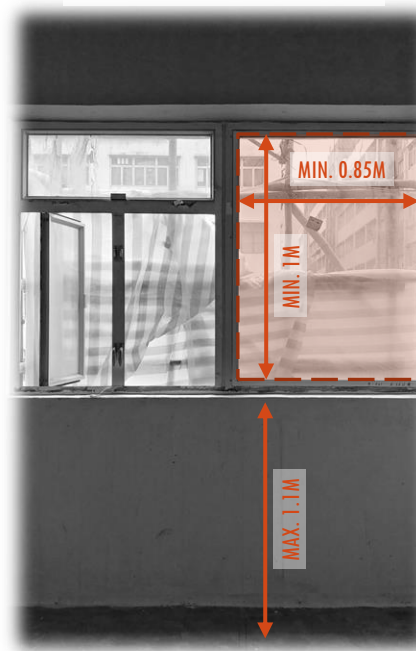
ALL “ACCESS WINDOWS” SHOULD BE DIRECTLY CONNECTED TO THE INTERNAL MEANS OF ESCAPE OF THE MINISTORAGE.

AT LEAST ONE “ACCESS WINDOW” SHOULD BE PROVIDED AT AN INTERVAL OF 20METRES ON EACH EXTERNAL WALL WITH WINDOW(S).

ACCESS WINDOWS

NOT LESS THAN 2% OF TOTAL FLOOR AREA

WINDOW FRAME TO BE EXCLUDED IN THE AREA



CORRIDOR TO BE INCLUDED TO THE TOTAL FLOOR AREA

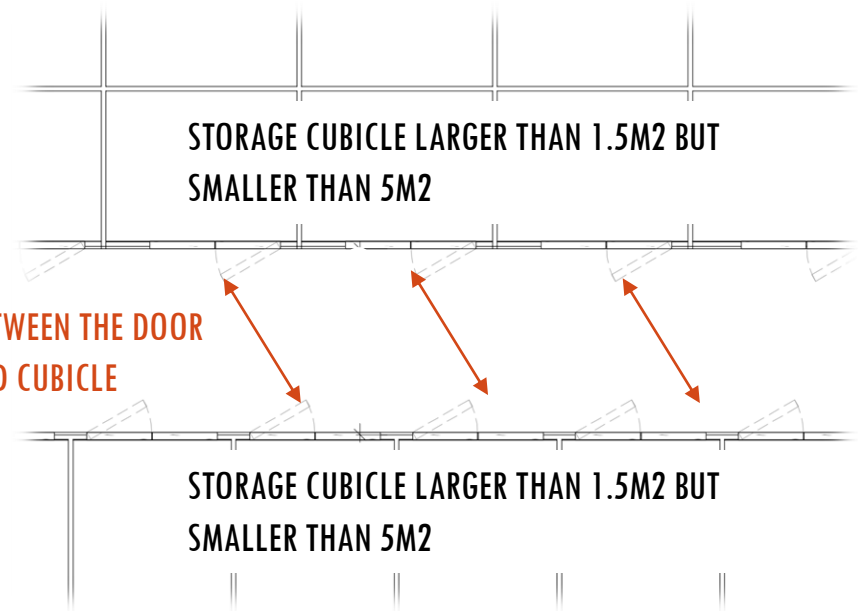
CUBICLE DOORS

WIDTH OF CORRIDORS BETWEEN CUBICLE TO FULLFIL THE REQUIREMENTS OF MEANS OF ESCAPE.

SCRENARIO:

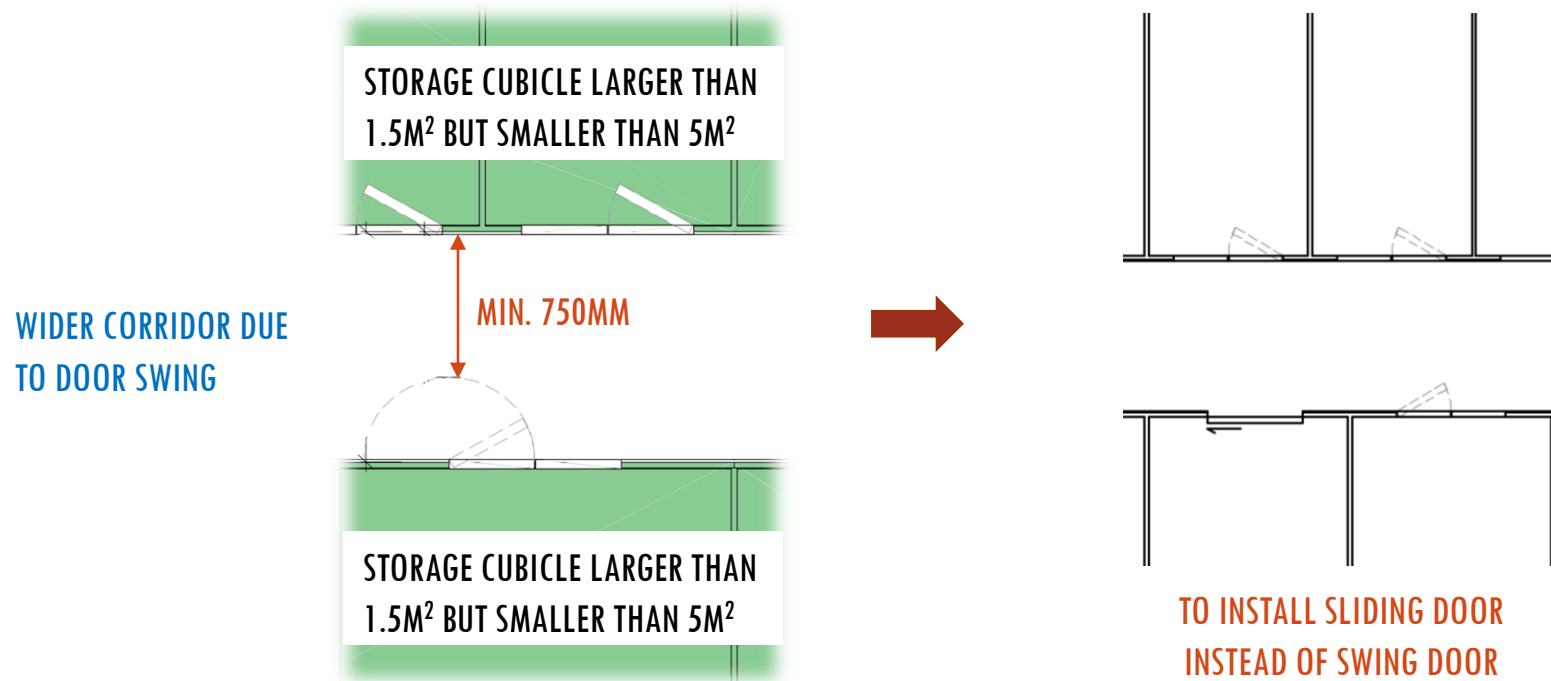
MEDIUM STORAGE TO MEDIUM STORAGE

MIN. 750MM BETWEEN THE DOOR SWING PATH AND CUBICLE



CONSTRAINTS ON STORAGE PLANNING

CLEARANCE BETWEEN DOOR SWING AND CUBICLE

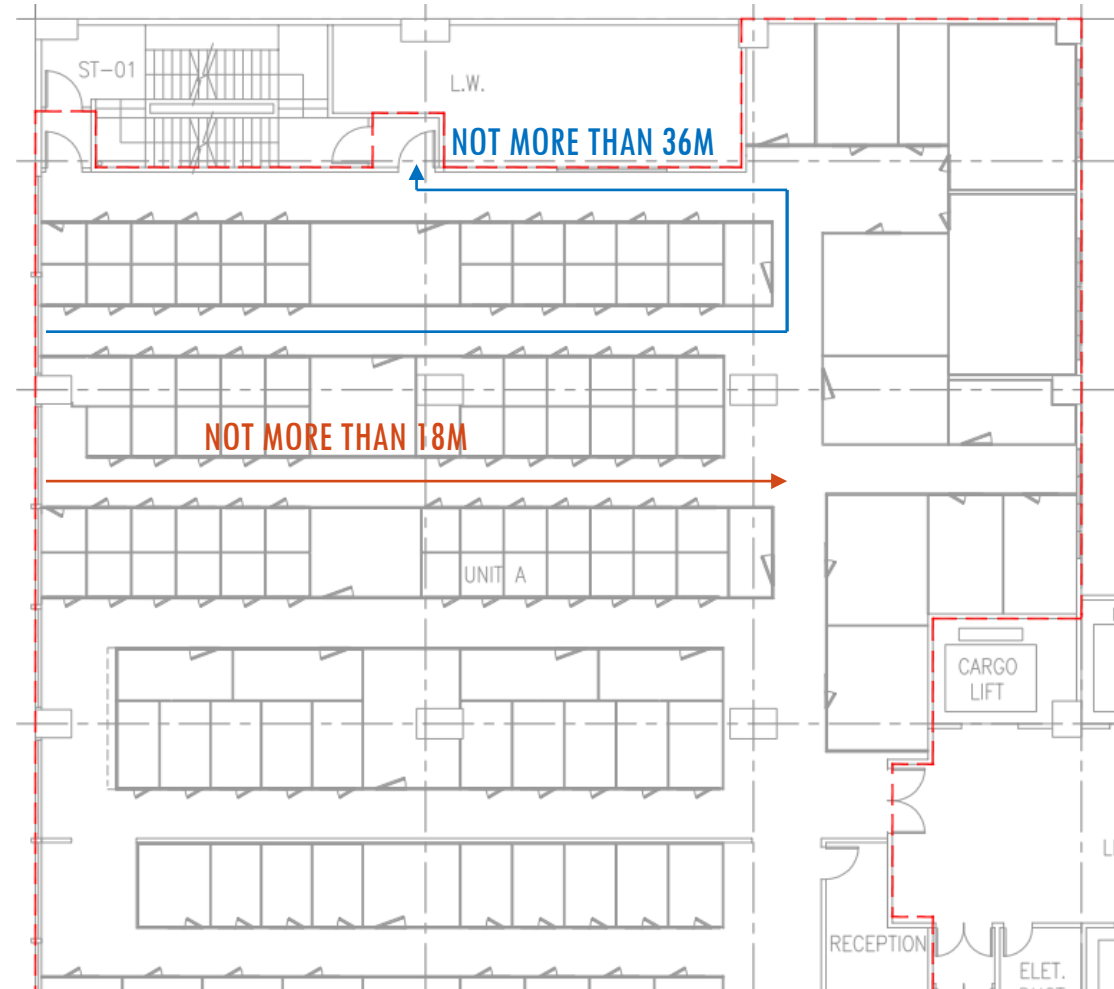


LAYOUT OF MINI-STORAGE

DEADEND TRAVEL DISTANCE NOT
EXCEEDING 18M.

TRAVEL DISTANCE NOT EXCEEDING
36M.

Other Building Ordinance and
related regulations / PNAP(s).

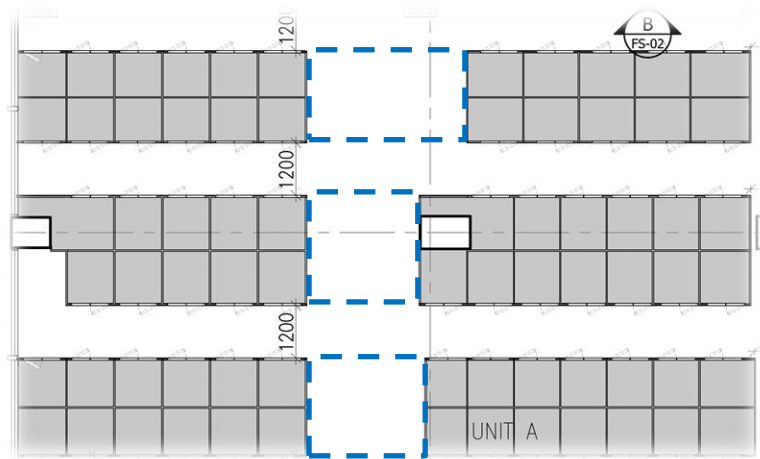




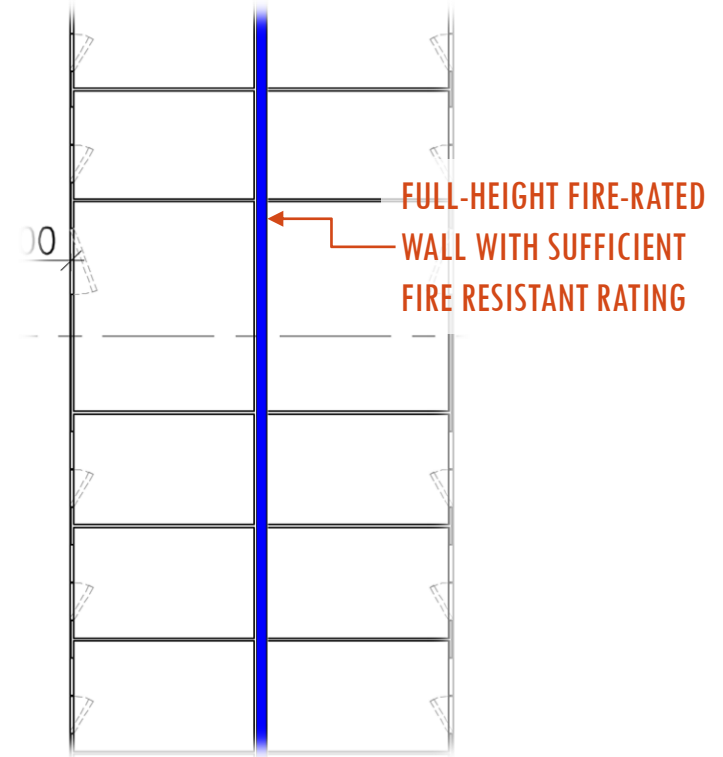
WAY TO HIGH
EFFICIENCY

2.4M OR NOT ? A 20% ↑ OF L.A.!

2.4M CLEARANCE BETWEEN CLUSTER



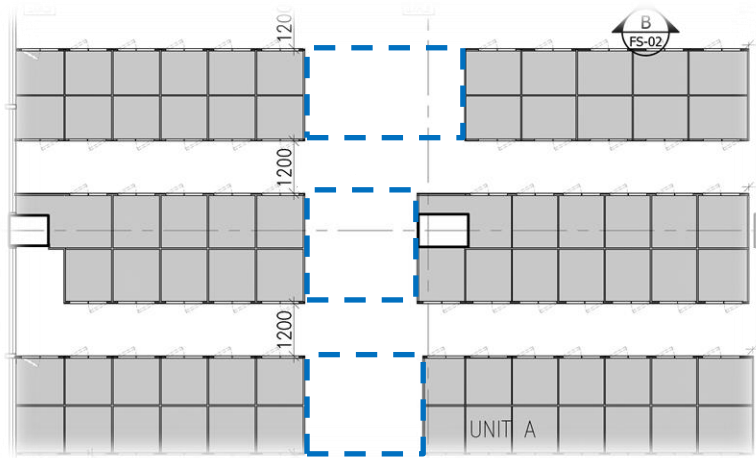
UNUTILIZED SPACE FOR
2.4M SEPERATION



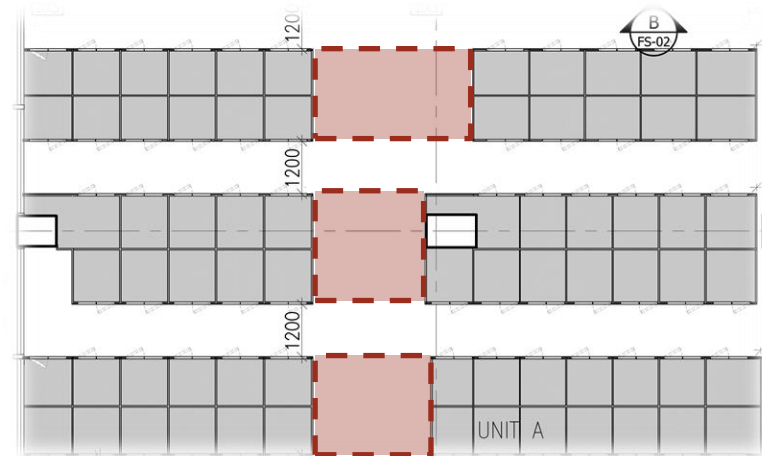
*TO BE CERTIFIED BY QUALIFIED BUILDING PROFESSIONALS

2.4M OR NOT ? A 20% ↑ OF L.A.!

2.4M CLEARANCE BETWEEN CLUSTER



UNUSED SPACE FOR
2.4M SEPERATION



*TO BE CERTIFIED BY QUALIFIED BUILDING PROFESSIONALS

2.4M OR NOT ? A 20% ↑ OF L.A.!

FIBRE PANEL



CEMENT BOARD



2.4M OR NOT ? A 20% ↑ OF L.A.!

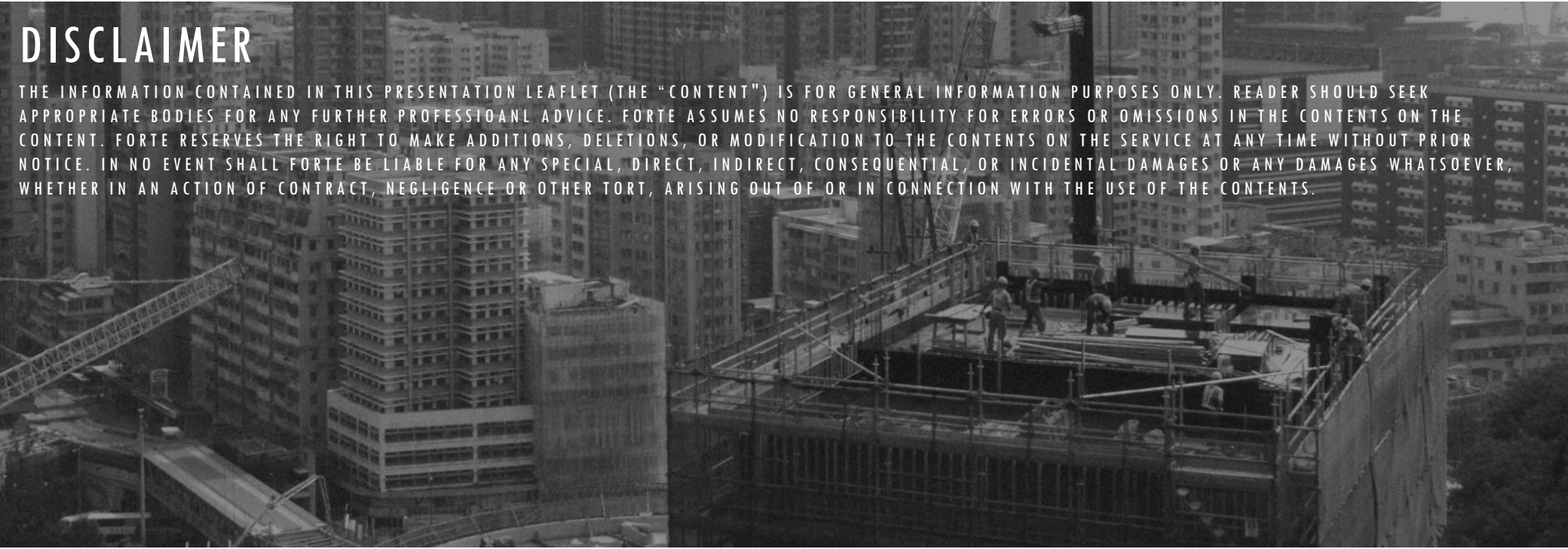
	FIBRE PANEL	CEMENT BOARD
Cost	Similar	Similar
Size	Max. 2.4m x 3.0m	Unlimited (Max. 2.4m for short-sided)
Adaptability	Subject to the Test Report	Use of any Fire-rated Door
Durability/Stiffness	Medium	High
Speed of Fabrication	Medium	Fast

MEMBERS:-



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