



FIRE SAFETY AT CONSTRUCTION SITES

On October 18, 2025, a No.3 alarm fire broke out on the scaffolding of a building in Central, and four people were hospitalised. The Construction Industry Council (CIC) would like to deliver this safety message for your attention. It would be appreciated if you could distribute the message below to your fellow members, relevant personnel or other industry stakeholders where appropriate. Thank you very much.

Common Accidents

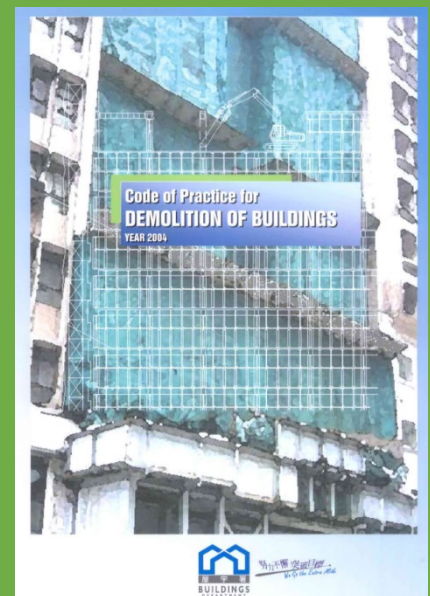
1. Protective net, screen, tarpaulin/ plastic sheeting installed to cover the façade of buildings do not have appropriate fire-retardant properties.
2. Sparks generated during hot works accidentally ignite other combustible materials.
3. Flammable or combustible materials are not properly stored.
4. Workers left unextinguished cigarette butts.
5. Electrical overload or short circuit causes fire.
6. Lack of fire protection system due to the non-completion of fire service installations / or improper maintenance.

Critical Control Measures

1. Protective net, screen, tarpaulin/ plastic sheeting installed to cover the façade of buildings under construction, demolition, repair or minor works should have appropriate fire-retardant properties in compliance with a recognised standard. Examples of recognized standards recommended by the Buildings Department include **GB 5725-2009 – Safety nets, BS 5867-2:2008 (Type B performance requirements) and NFPA 701:2019 (Test Method 2).**
2. **Implement the "Hot Work Permit System"** to ensure that appropriate risk assessments are conducted and required safety measures are implemented before work, such as erecting barriers to prevent the wind from blowing sparks onto the combustible materials, provide site fire hose for emergency use, and conduct checking to ensure no spark left after work.
3. **Smoking is prohibited in construction sites**, or is only allowed in the designated smoking areas.
4. **Maintain good housekeeping** and store flammable materials properly.
5. Do not store dangerous goods that **exceed their exempted quantities in dangerous goods**, e.g. acetylene and oxygen.
6. **Conduct regular checking** on electrical circuit and installation.
7. **Provision of sufficient fire detection equipment**, fire alarm systems and fire extinguishers.
8. **Appoint fire marshal** to conduct daily patrol and regular fire drills.
9. **Clearly define escape route** with regular review.
10. **Adopt appropriate Smart Site Safety System** (4S) to strengthen the monitoring to the fire risks, e.g. Smart Smoke Detecting System or Temperature Monitoring System.



Please click the above image to watch a video regarding the captioned fire incident occurred in Central on 18 October 2025. (Source: HK01) (Chinese Version Only)



Fire retardant requirements of tarpaulin used in demolition works are also promulgated under the Code of Practice for Demolition of Buildings 2004. (Please click to view details)



CONSTRUCTION
INDUSTRY COUNCIL
建造業議會

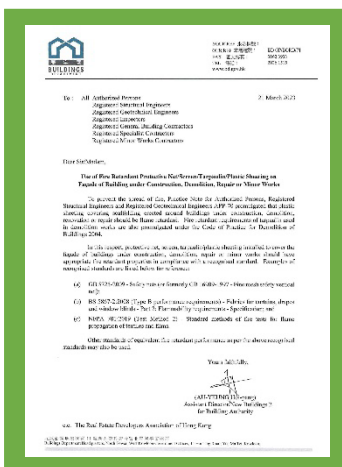


SAFETY ROLES AND RESPONSIBILITIES OF KEY STAKEHOLDERS IN THE HONG KONG CONSTRUCTION INDUSTRY

What if all stakeholders can act together and take one step further to fulfill their roles and responsibilities, can similar accidents be avoided?

- Construction team should procure protective net, screen, tarpaulin/ plastic sheeting installed to cover the façade of building that have appropriate fire-retardant properties in compliance with a recognised standard.
- In the design stage, designers and engineers should consider adopting design for safety methods to eliminate or reduce the hot works and the number of flammable materials stored in the construction site; and properly plan the material storages in the construction site.
- During the construction stage, construction team should formulate and implement an effective fire prevention plan, properly manage the site housekeeping, regularly inspect electrical equipment to ensure that all are in good condition, provide adequate firefighting equipment, and conduct regular fire drills to ensure that workers are familiar with the emergency procedures.
- The work team shall check and ensure that no residual fire risks left at their responsible areas by end of shift.
- Workers shall follow the established fire prevention measures. If potential fire risks are identified, report it to their supervisors and act against it immediately.

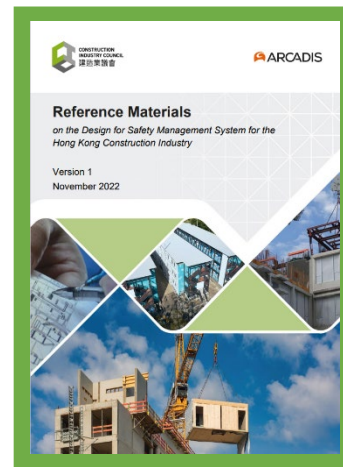
Reference Information



Buildings Department Circular Letter – Use of Fire Retardant Protective Net/ Screen/ Tarpaulin/ Plastic Sheetting on Façade of Building under Construction, Demolition, Repair or Minor Works



Reference Material on Safety Roles and Responsibilities of Key Stakeholders in the Hong Kong Construction Industry



Reference Materials on the Design for Safety Management System for the Hong Kong Construction Industry



Poster – Fire Prevention



Please Click the Images



Disclaimer

This message is not intended to constitute any professional advice on these or any other subjects. The CIC (including its members and employees) will not accept responsibility for any consequences resulting from the use of or failure to use this message. For enquiries, please contact 2100 9000.

To : All Authorized Persons
Registered Structural Engineers
Registered Geotechnical Engineers
Registered Inspectors
Registered General Building Contractors
Registered Specialist Contractors
Registered Minor Works Contractors

21 March 2023

Dear Sir/Madam,

**Use of Fire Retardant Protective Net/Screen/Tarpaulin/Plastic Sheeting on
Façade of Building under Construction, Demolition, Repair or Minor Works**

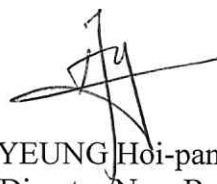
To prevent the spread of fire, Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-70 promulgated that plastic sheeting covering scaffolding erected around buildings under construction, demolition, renovation or repair should be flame retardant. Fire retardant requirements of tarpaulin used in demolition works are also promulgated under the Code of Practice for Demolition of Buildings 2004.

In this respect, protective net, screen, tarpaulin/plastic sheeting installed to cover the façade of buildings under construction, demolition, repair or minor works should have appropriate fire retardant properties in compliance with a recognised standard. Examples of recognised standards are listed below for reference:

- (a) GB 5725-2009 - Safety nets (or formerly GB 16909-1997 - Fine mesh safety vertical net);
- (b) BS 5867-2:2008 (Type B performance requirements) - Fabrics for curtains, drapes and window blinds - Part 2: Flammability requirements - Specification; and
- (c) NFPA 701:2019 (Test Method 2) - Standard methods of fire tests for flame propagation of textiles and films.

Other standards of equivalent fire retardant performance as per the above recognised standards may also be used.

Yours faithfully,



(AU-YEUNG Hoi-pang)
Assistant Director/New Buildings 2
for Building Authority

c.c. The Real Estate Developers Association of Hong Kong