

**FIRE SAFETY ACT
(CHAPTER 109A, SECTION 61(1))**

FIRE SAFETY (REGISTERED INSPECTORS) REGULATIONS

ARRANGEMENT OF REGULATIONS

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[8th April 1994]

Citation

1. These Regulations may be cited as the Fire Safety (Registered Inspectors) Regulations.

Definitions

2. In these Regulations —

“approved fire safety plans” means the plans of any fire safety works that have been approved by the Commissioner under section 55 of the Act;

[S 773/2020 wef 14/09/2020]

[S 491/2023 wef 31/12/2021]

“codes of practice” means the codes of practice, standards, guides or manuals relating to fire safety which are acceptable to the Commissioner.

[S 773/2020 wef 14/09/2020]

[Deleted by S 773/2020 wef 14/09/2020]

Registered Inspectors Selection Panel

3.—(1) For the purposes of section 6(4) of the Act, the Commissioner may appoint a committee to be known as the Registered Inspectors Selection Panel comprising a Chairman and such other members as the Commissioner may determine to assist the Commissioner in considering applications for registration as registered inspectors under the Act.

[S 491/2023 wef 31/12/2021]

(2) Without prejudice to paragraph (1), the Registered Inspectors Selection Panel may —

- (a) interview any applicant for registration as a registered inspector to determine whether the applicant has such proper and recognised training and practical experience in the design and inspection of buildings with respect to fire safety works as will enable him to perform the duties of a registered inspector efficiently; and
- (b) recommend to the Commissioner the applicants who qualify for and are deserving of registration as registered inspectors.

(3) The Chairman of the Registered Inspectors Selection Panel or, in his absence, a member appointed by the Commissioner to act as Chairman, shall preside at all meetings of the Registered Inspectors Selection Panel.

(4) The Registered Inspectors Selection Panel shall meet at such times and places as the Chairman or, in his absence, the member appointed by the Commissioner to act as Chairman, may determine.

(5) Subject to this regulation, the Registered Inspectors Selection Panel may regulate its own procedure.

Qualifications for registration as registered inspector

4.—(1) No person shall be registered under the Act as a registered inspector unless he satisfies the Commissioner that —

- (a) he is an architect registered under the Architects Act 1991 or a professional engineer registered under the Professional Engineers Act 1991; and

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- (b) immediately before his application for registration as a registered inspector, he has not less than 10 years of practical experience —

- (i) in the design and inspection of buildings incorporating the provisions for fire safety; or

- (ii) in the design and inspection of fire protection systems and mechanical ventilation systems,

acquired after his registration as an architect or a professional engineer.

(2) Notwithstanding paragraph (1), no registered inspector shall inspect any part of the fire safety works which uses any alternative solution unless he is also a fire safety engineer registered under the Act.

Attendance at courses

5. The Commissioner may at any time require any registered inspector to attend and pass such courses of instruction or receive such training relevant to the work of a registered inspector as he may determine.

Application for registration

6. Every application for registration as a registered inspector under the Act shall be —

- (a) submitted in the form provided by the Commissioner;
- (b) accompanied by true copies of any documentary evidence of the applicant's qualifications and practical experience;

- (c) accompanied by 2 recent testimonials as to his good character; and
- (d) accompanied by a recent certificate issued by the Registrar of the Board of Architects in the case of an architect or the Registrar of the Professional Engineers Board in the case of a professional engineer, stating at the date of the certificate —
 - (i) whether disciplinary proceedings are pending or contemplated against the applicant; and
 - (ii) whether the applicant's professional conduct is or has been under investigation.

Duplicate certificate of registration

7. A fee of \$10 shall be payable in respect of any duplicate certificate of registration issued by the Commissioner.

Duties of registered inspectors

8.—(1) All fire safety works shall be inspected by the appropriate registered inspector determined in accordance with the First Schedule to determine whether the fire safety works have been completed in accordance with the approved fire safety plans, the relevant codes of practice, the Act and any regulations made thereunder.

(2) In the performance of his duties under these Regulations, the registered inspector may require the qualified person and, where applicable, the fire safety engineer appointed under section 57(1) of the Act to —

- (a) supply him with a complete set of the approved fire safety plans;

[S 773/2020 wef 14/09/2020]

- (b) liaise with him concerning the time and dates of inspection;
- (c) cause to be carried out such rectification to the fire safety works as he may consider necessary; and

- (d) assist him in the performance of his duties under these Regulations on such other matters as he may determine.

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(3) The registered inspector shall keep a proper record of all reports, requests and correspondences made in respect of the inspection and shall furnish the Commissioner with a copy of any of the documents which the Commissioner may require.

Registered inspector to notify Commissioner of engagement and disengagement

9. A registered inspector shall —

- (a) within 14 days of his being engaged by any person to perform any of the duties specified in the First Schedule; or
(b) within 14 days of the cessation of such engagement,

notify the Commissioner of his engagement or the cessation of such engagement, as the case may be, in such form as the Commissioner may require.

Duties of qualified persons and fire safety engineers to assist

10. It shall be the duty of the qualified person and, where applicable, the fire safety engineer appointed under section 57(1) of the Act to —

- (a) ensure that all fire safety works are completed in accordance with the approved fire safety plans, the relevant codes of practice, the Act and any regulations made thereunder before a registered inspector is engaged to inspect them under these Regulations;
(b) render all necessary assistance and co-operation to the registered inspector engaged to inspect the fire safety works;
(c) make available to the registered inspector all documents, test reports and certificates relating to the fire safety works; and

- (d) inform the registered inspector whether an application for waiver of fire safety requirements has been submitted to the Commissioner.

[S 491/2023 wef 31/12/2021]

Certificates of inspection

11.—(1) A registered inspector must, without delay after inspecting any fire safety works, prepare and submit, to the Commissioner and the person for whom the fire safety works have been or are being carried out, a certificate of inspection stating that —

- (a) the registered inspector is satisfied that the fire safety works have been carried out in accordance with the approved fire safety plans, the relevant codes of practice, the Act and any regulations made under the Act; or
- (b) the fire safety works have not been carried out in accordance with the approved fire safety plans, the relevant codes of practice, the Act or any regulations made under the Act.

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(2) Nothing in this regulation shall impose any duty on the registered inspector to report any deviation from or non-compliance with the approved fire safety plans, the relevant codes of practice, the Act or any regulations made thereunder which he did not know and could not reasonably have discovered.

(3) The certificate of inspection mentioned in paragraph (1) must be prepared in accordance with the form set out at the website at <https://www.scdf.gov.sg/fire-safety-services-listing>.

[S 773/2020 wef 14/09/2020]

[S 102/2026 wef 09/03/2026]

Appeals to Minister

12. Any appeal under section 7(5) of the Act shall —

- (a) be in writing and addressed to the Minister;
- (b) state the decision of the Commissioner in respect of which the appeal is brought;

- (c) specify the grounds on which the appeal is made; and
- (d) be accompanied by such documentary evidence as the Minister considers necessary.

[S 491/2023 wef 31/12/2021]

Penalty

13. Any person who contravenes regulation 8, 9, 10 or 11 shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both.

THE SCHEDULE

Regulations 8 (1) and 9

SCOPE OF FIRE SAFETY WORKS TO BE INSPECTED BY APPROPRIATE REGISTERED INSPECTORS

A registered inspector who —

- (a) is an architect registered under the Architects Act 1991 or a professional engineer in the civil or structural engineering discipline registered under the Professional Engineers Act 1991 shall inspect and, unless otherwise provided, test the fire safety works listed in Part I;

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- (b) is a professional engineer in the mechanical or electrical engineering discipline registered under the Professional Engineers Act 1991 shall inspect and test the fire safety works listed in Part II;

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- (c) is an architect registered under the Architects Act 1991 or a professional engineer in the civil or structural engineering discipline registered under the Professional Engineers Act 1991 must inspect the fire safety works listed in Part III;

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[S 491/2023 wef 31/12/2021]

- (d) is a professional engineer in the mechanical or electrical engineering discipline registered under the Professional Engineers Act 1991 must test the fire safety works listed in Part III; or

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THE SCHEDULE — *continued*

- (e) is a fire safety engineer must inspect and test any part of the fire safety works listed in Part I, II or III that uses an alternative solution.

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PART I

(1) Fire Protection Systems:

- (a) Fire extinguishers.
- (b) Dry risers (testing not required).
- (c) Manual fire alarm callpoints, sounding devices and indicating panel (testing not required).
- (d) Exit and directional signs.
- (e) Emergency lighting (self-contained light fittings only).
- (f) Hosereels (direct Public Utilities Board supply).

(2) Structural Fire Precautions:

- (a) Compartment walls and floors.
- (b) Elements of structure.
- (c) External walls.
- (d) Separating walls.
- (e) Protected shafts.
- (f) Protection of openings (excluding fire dampers).
- (g) Exit staircase.
- (h) Concealed spaces.
- (i) Fire stopping.
- (j) Restriction of flame spread.
- (k) Roofs.

(3) Means of Escape.

(4) Site planning and external fire fighting provisions:

- (a) Fire fighting vehicles and equipment access (access opening and hardstanding/access way).
- (b) Rising mains access.
- (c) Hydrants and private hydrants (testing not required).

THE SCHEDULE — *continued*

(d) Fire Command Centre.

(4A) Regulated fire safety products:

(a) A fire-rated partition (including a compartment wall, a protected shaft enclosing lift, and a protected shaft enclosing staircase or services).

(b) A fire-rated floor.

(c) A fire-rated ceiling (including any compartmentation or protection to a steel beam that supports a reinforced concrete floor and any protection to timber or steel flooring).

(d) A fire-rated enclosure or fire-rated spraying material (including protection to a steel structure, protection to a firefighting system or protection to a building service).

(e) Any fire-stopping material (including fire-rated collar).

(f) A fire-rated glass block or glass partition.

(g) An exit sign powered by radioactive material.

(h) Any self-contained emergency lighting.

(i) A standby fire hose.

(j) An auditorium seat.

(k) A fire-rated door (including door closer).

(l) A bin or linen chute door.

(m) A fire-rated lift landing or dumb waiter door.

(n) A fire-rated hatch door.

(o) A portable fire extinguisher.

(p) Any intumescent coating system (for protection to a steel structure).

(q) Any raised floor panel.

(r) Any material for wall, ceiling or floor construction.

(s) Any thermal insulation material.

(t) Any finishing material for a wall or ceiling.

(u) Any plastic finishing material for a floor.

(v) Any roof covering material.

(w) A composite panel (cladding to an external wall).

(x) Any UPVC window frame material.

THE SCHEDULE — *continued*

- (y) Any engineered timber.
- (z) A solar photo-voltaic (PV) roof-mounted module.
- (za) Any coldroom material (whether fire-rated or not).

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- (5) Any other endorsements made on the approved building plans.

PART II

- (1) Fire Protection Systems:

- (a) Sprinkler systems.
- (b) Automatic fire alarm systems, including testing of manual alarm systems.
- (c) Lift systems.
- (d) Hosereels (pump supply).
- (e) Wet risers.
- (f) Dry risers and internal hydrants (testing only).

- (2) Mechanical ventilation/air-conditioning systems, including dampers and fire resisting construction of ductworks.

- (3) Smoke control systems (both mechanical and venting systems).

- (4) Pressurisation systems.

- (5) Emergency lighting.

- (6) Voice communication systems and Fire Command Centre facilities.

- (7) Standby generator systems.

- (8) Integrated fire fighting and protection systems testing under both fire alarm activation and power failure condition.

- (8A) Regulated fire safety products:

- (a) A fire pump.
- (b) A fire-rated duct system.
- (c) A fire-extinguishing system for kitchen hoods.
- (d) A fire damper.
- (e) A fire-resistant cable.

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THE SCHEDULE — *continued*

(9) Any other endorsements made on mechanical ventilation and fire protection plans.

PART III

(1) Regulated fire safety products:

- (a) A fire alarm panel.
- (b) A home fire alarm device.
- (c) A smoke curtain or barrier.
- (d) An exit sign powered electrically.
- (e) A fire hose reel.
- (f) A fire shutter or fire curtain.
- (g) A landing valve.
- (h) A breeching inlet.

[S 773/2020 wef 14/09/2020]

LEGISLATIVE HISTORY

FIRE SAFETY (REGISTERED INSPECTORS) REGULATIONS (CHAPTER 109A, RG 2)

This Legislative History is provided for the convenience of users of the Fire Safety (Registered Inspectors) Regulations. It is not part of these Regulations.

1. G. N. No. S 166/1994 — Fire Safety (Registered Inspectors) Regulations 1994

Date of commencement : 8 April 1994

2. 1995 Revised Edition — Fire Safety (Registered Inspectors) Regulations

Date of operation : 1 April 1995

3. G. N. No. S 469/1996 — Fire Safety (Registered Inspectors) (Amendment) Regulations 1996

Date of commencement : 1 December 1996

4. 2001 Revised Edition — Fire Safety (Registered Inspectors) Regulations

Date of operation : 31 January 2001

5. G. N. No. S 336/2004 — Fire Safety (Registered Inspectors) (Amendment) Regulations 2004

Date of commencement : 1 July 2004

6. 2008 Revised Edition — Fire Safety (Registered Inspectors) Regulations

Date of operation : 2 June 2008

7. G.N. No. S 773/2020 — Fire Safety (Registered Inspectors) (Amendment) Regulations 2020

Date of commencement : 14 September 2020

8. G.N. No. S 491/2023 — Fire Safety (Miscellaneous Amendments) Regulations 2023

Date of commencement : 31 December 2021

9. G.N. No. S 102/2026 — Fire Safety (Registered Inspectors) (Amendment) Regulations 2026

Date of commencement : 9 March 2026