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15 October 2026

To: Recipients of FSD Circular Letters

Dear Sir/Madam,

FSD Circular Letter No. 7/2026

**Application of Internet of Things Fire Detection System
in Target Buildings of 7-storey or above regulated under
the Fire Safety (Buildings) Ordinance, Cap. 572**

This Circular Letter serves to announce, with immediate effect, the acceptance of Internet of Things ("IoT") Fire Detection System ("FDS") in composite and domestic buildings of 7-storey or above regulated under the Fire Safety (Buildings) Ordinance, Cap. 572 ("Ordinance"). This Circular Letter shall be read in conjunction with FSD Circular Letter No. 3/2026 which stipulates the application of IoT FDS in buildings of 6-storey or below under the Ordinance.

Background

Following the acceptance of IoT FDS in target buildings of 6-storey or below, the Fire Services Department ("FSD") has been actively exploring the feasibility of extending the application of IoT FDS to all target buildings regulated under the Ordinance so as to offer building owners a more convenient and pragmatic option to implement fire safety improvement works.

Existing Requirements for Fire Service Installation and Equipment

Under the Ordinance, owners and/or occupiers of target buildings of 7-storey or above are required to provide / improve, among other fire services installations, the Fire Hydrant / Hose Reel System ("FH/HR system") and the Manual Fire Alarm System ("MFA system") to upgrade the overall fire safety standard of their buildings. An in-depth study revealed that the IoT technology could be adopted to allow owners to meet the statutory requirements without providing / improving these two systems.

Acceptance of IoT FDS as an alternative solution

Given the variation in existing fire service installations across target buildings of different heights, the actual scope of improvement works differs accordingly. With a view to further assisting owners in meeting the statutory requirements of the Ordinance without compromising fire safety, the FSD accepts the combination of an IoT FDS and other provisions as an alternative solution to the FH/HR system and MFA system requirements in the following scenarios:

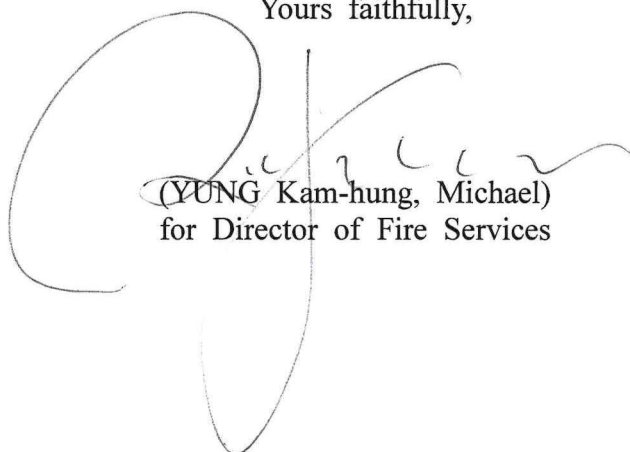
Existing Cap. 572 Requirements	Alternative Solution	Applicable Target Buildings
Provision of FH/HR System and MFA System	1. Provision of: i) IoT FDS; ii) Two 5 kg powder-type portable fire extinguishers on each floor; and iii) Dry riser(s) ¹ to all staircase(s). 2. Dismantle the existing MFA system, if provided.	7 to 12-storey without dry riser
	1. Provision of: i) IoT FDS; and ii) Two 5 kg powder-type portable fire extinguishers on each floor. 2. Dismantle the existing MFA system, if provided.	7 to 12-storey with dry riser(s) ²
Improvement of FH/HR System and MFA System	1. Provision of: i) IoT FDS; and ii) IoT sensors ³ for existing F.S. pumps and F.S. tank. 2. Dismantle the existing MFA system.	13-storey or above with FH/HR system ⁴ and MFA system

1. A dry riser means a vertical water main that is normally dry, approved by the Director of Fire Services, and fitted with hydrant outlets that can be charged with water by FSD pumps via a fire service inlet.
2. The dry riser(s) shall be in efficient working order with a valid FS251, and shall be subject to a functional test during the acceptance inspection of the IoT FDS.
3. The status of F.S. pump - "Power Supply On", "Pump Running" and "Pump Failed" and the water level of the F.S. tank - "Normal Level" and "Low Level" shall be displayed on the IoT platform for monitoring purposes and necessary repairs shall be arranged by respective service provider or Registered Fire Service Installation Contractor. For the avoidance of doubt, the "Low Level" alarm of the F.S. tank shall be triggered if the water storage level drops by more than 10% below its normal fill level.
4. Actuation of any manual call point or multi-sensor detector of the IoT FDS shall actuate the F.S. pump of the FH/HR system.

Lists of Service Providers for IoT FDS

To assist owners in identifying suitable service providers, the FSD has published a list of "Service Providers interested in providing IoT FDS Services" for public reference on the FSD website. For enquiries relating to IoT FDS or the relevant application procedures, please approach the Building Improvement Support Centre at 2272 9112 (email: fsdbisc@hkfsd.gov.hk).

Yours faithfully,

A large, stylized handwritten signature in black ink, consisting of a large loop on the left and a series of smaller loops and strokes on the right.

(YUNG Kam-hung, Michael)
for Director of Fire Services