

CIDA / DEV/ 14 Fire Regulations:

The 3rd revision of Fire Regulation was carried out with a competent team of members attached to the Industry. These competent persons were ;

- (1) Chief of Fire Services - Fire Dept CMC - Mr. Rohitha Fernando
- (2) Institute of Fire Engineers (IFE) SL Branch- Gr.Capt. Kolitha Sri Nissanka
- (3) Building Services Engineering Sectional committee of IESL : Eng. L.C.R.De Silva
- (4) Lanka Association of Building Service Engineers (LABSE) ; Eng. Wijitha Perera
- (5) Sri Lanka Institute of Architects (SLIA) ; Archt. Dilshan De Mel
- (6) Association of Consulting Engineers of Sri Lanka(ACESL) : Eng. Ruzzel De Ziiva
- (7) Institute of Quantity Surveyors – SL : Ch. Q.S. Mahinda Gunawardana
- (8) Former Chief of Fire Dept : Mr. Jayampathi Kannangara
- (9) IESL 2nd nominee : Eng. Chandimal Jayakody
- (10) Eminent Fire Engineer/ Expert/ Compiler of Publication - Eng. Gamini Nanayakkara

Initiated in the year of 1997, it had been subjected to the 1st revision in the year 2006. Under the latest revision, a new chapter for Maintenance has been included in order to meet challenges in the implementation mechanism.

The introduction of a Refuge Floor for every 10 floors in all Super High-Rise buildings is a latest addition to these regulations. However it had been in practice in global context for a long time. CIDA categorize above 20 floor buildings as Super High Rise, while above 10 floors are classified as High Rise. Generally a floor height is taken as 3.0 meters. Nevertheless some international classifications take Super High-Rises as above 120 floors, as per their own landscape and built environment capabilities. Another salient inclusion to SL regulations is Fire requirements for building under construction. This is a proactive measure to avoid property and life safety in sites of many constructions taking place all over the country.

In this latest revision, a new chapter for Administration has also been included in order to meet challenges in the implementation mechanism. A Technical and Compliance Committee on Fire Regulations has been proposed under this chapter to be appointed by CIDA to advise the AHJ on any technical matters where such advice is required for taking a final decision. It will also be empowered to investigate and recommend corrective actions for violations of and non-compliances with the regulations brought to the notice of CIDA.

This Committee will also perform the functions of an appeal board for any appeals made by the relevant stakeholder parties. In addition to that the new regulations ensure that following key protections measures / areas are covered upon proper implementation.

Protection Measures

- (1) No combustibles in Stairs & Lobbies
- (2) Restricted travel distances within unit
- (3) Sprinklers to control growth of fire
- (4) Unit enclosures – penetrations sealed ; Self-closing doors
- (5) Vertical spread – Lifts , Services
- (6) Fire resistance- Fires to start and stay in a residential unit
- (7) Direction and alarms – to rapidly start the evacuation locally
- (8) Smoke control to keep paths clear from smoke
- (9) External penetration through Windows and Extraction systems
- (10) Fire Brigade facilities- Water supplies, Fireman’s lift, Structure’s stability.

There are over 100 regulations in the latest document released by CIDA . The first copy of the revised document was handed over to the Minister of Housing & Construction Hon Sajith Premadasa and to the Deputy Minister, Hon. Indika Bandaranayaka on 3rd October 5, 2018 at the Ministry premises, Sethsiripaya, Battaramulla by the Chairman of CIDA, Engineer M.R. Jeyachandran. Eng. Jeyachandran was the former Director General of Buildings and held several top positions in the Construction Industry before assuming duties as Chairman CIDA.



Launch of this important revised publication marks an important milestone of CIDA history under its obligations to the nation, as the apex regulator to the Construction Industry.