GOVERNMENT OF THE PUNJAB
EMERGENCY SERVICES
DEPARTMENT

Lahore, 7th April, 2022

NOTIFICATION

THE PUNJAB COMMUNITY SAFETY BUILDINGS REGULATIONS 2022

No. 975/2022 (PESD). - In exercise of powers conferred under section 7 of the Punjab Community Safety Act 2021 *(XXXVIII of 2021)*, the Punjab Emergency Service is pleased to make the following regulations:

1. **Short title and commencement.**- (1) These regulations may be cited as the Punjab Community Safety Buildings Regulations 2022 (amended up to 2026).
   (2) These regulations shall come into force at once.

2. **Definitions.**- (1) In the Regulations, unless there is anything repugnant in the subject or context:
   (a) "Act" means the Punjab Community Safety Act 2021 (XXXVIII of 2021);
   (b) "Building" means a building as defined in section 2(a) of the Act;
   (c) "Certificate" means a Safety Measure certificate issued to the owner under section 3(3) of the Act;
   (d) "Code" means the Building Code of Pakistan, Fire Safety Provisions-2016;
   (e) "Regulations" means the Punjab Community Safety Buildings Regulations 2022; and
   (f) "Service" means the Punjab Emergency Service established under the Punjab Emergency Service Act 2006 (IV of 2006).
   (2) The words or expressions used but not defined in the Regulations shall have the same meaning as assigned under the Act.

3. **Safety measures and standards.**- All building owners shall ensure the following minimum safety measures and standards:
   (1) Emergency exits and staircases
   (a) Buildings shall have at least one exit staircase. After every six thousand square feet or occupancy of more than fifty persons per storey, there shall be an additional exit staircase on each floor. Maximum travel distance to an exit staircase from the entrance door of any room shall not exceed [one hundred]1 feet.
   (b) [All staircases shall have external ventilation at each floor. In existing or new buildings, internal exit staircases shall have fire-rated walls while maintaining uninterrupted positive ventilation at all times, and each floor shall be separated by a self-closing exit door opening outwards with fire rating as per Code. All staircases shall have a minimum headroom clearance of eighty inches and a width of three feet for the exit door

1 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.

and the staircase.]2.

(c) The number of exits and staircases shall increase as per the occupancy load in case of public gathering or assembly occupancy areas as per the Code.

(d) The staircase shall be located in such a way that it provides access to an open area with clear access to the road for emergency evacuation and it shall remain obstruction free at all times. In case of buildings above hundred feet there shall be refuge areas open to air on the periphery of the floor or on a cantilever projection as per the Code.

(e) The staircase shall be well illuminated backed by uninterrupted power supply of at least ninety minutes having accessible windows opening towards an open area on each floor to enable evacuation of persons in case of an emergency.

(f) All steps of stairs shall have round edges with minimum eleven inches tread width and maximum seven inches riser.

(g) In case of existing buildings not meeting the staircase requirements, external stairs shall be provided as per above requirements.

(2) Exit signs

(a) There shall be illuminated exit signs with emergency lights in each corridor guiding the way to the exit door and the staircase. 'EXIT' sign shall be written in plainly legible capital letters of not less than six inches in height.

(b) The exit signs shall be placed at points along the evacuation path for clear guidance and the exit sign shall be readily visible from any direction of exit access.

(3) Hydrant systems

(a) External Fire Hydrant of Pillar Type in red color with two outlets of 2.5 inch diameter instantaneous type couplings shall be provided [near the entry and exit of the building]3 and pressure shall be maintained as per the Code. The hydrant shall not be located more than twelve feet from the fire rescue service access road and there shall be at least five feet clear space in front of each hydrant.

(b) Standpipe system shall be installed on each floor inside the buildings with 2.5 inch diameter landing valves with instantaneous couplings maintained at minimum seven bar pressure. The system shall also be connected with hundred feet long 1.5 inch delivery hose and nozzle or one inch non-collapsible hose reel which shall be stored in a hose cabinet located near each exit.

(c) The hydrant and sprinkler systems shall be separate from normal water supply system and pressure shall be maintained on all floors through an electric pump of suitable capacity with a backup pump that shall remain

2 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
3 Inserted by Notification No. 2006/2026 (ESD) dated 05.09.2026.

operational even during power failure or when the main supply of the building is cut off.

(d) Building up to hundred feet shall have an independent internal overhead tank of seven thousand and five hundred gallons for fire suppression system. In case where a building is more than hundred feet, it shall have an independent internal overhead water tank of fifteen thousand gallons and underground water tank of thirty thousand gallons. Number and size of the tanks shall increase with floor area and height of the building.

(4) Automatic Sprinkler System

(a) [Automatic sprinklers shall be installed in all spaces having any combustible material as per Code.]**4**

(b) All internal car parks below ground level shall have automatic water sprinkler system providing coverage to all areas.

(5) Fire Alarm System

(a) [Buildings shall have video-based fire and smoke detection and alarm system in all common areas and corridors with uninterrupted power supply and 24/7 surveillance by trained safety staff.]**5**

(b) [All floors shall have manual pull station or push-button call points fire alarm located within sixty inches of exit doorway connected to both audible and flasher fire alarms.]**6**

(c) [The residential areas shall have battery operated smoke alarms, or automatic fire alarm system with uninterrupted power supply.]**7**

(6) Installation of fire extinguishers

(a) Buildings shall have at least one multipurpose (A,B,C) dry chemical powder of minimum twelve pounds or appropriate fire extinguisher(s) in functional condition for each two thousand square feet of floor area as per the Code.

(b) The maximum travel distance to a fire extinguisher shall not exceed seventy-five feet but for combustible cooking area or other hazardous areas the travel distance shall not exceed thirty feet from hazard to the extinguishers.

(c) Fire extinguishers with gross weight up to forty pounds shall be installed so that the top of the extinguisher is not more than five feet above the floor.

(d) Fire extinguishers having gross weight greater than forty pounds shall be installed so that the top of the fire extinguisher is not more than three and a half feet above the floor and bottom of the fire extinguisher shall be at least four inches above the floor.

4 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
5 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
6 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
7 Added by Notification No. 2006/2026 (ESD) dated 05.09.2026.

(7) First Aid Box [8]

(a) The owner shall ensure the provision, easy accessibility and maintenance of a first aid box on each floor of the building which shall at least include triangular, crape and cotton bandages, sterilized gauze pieces, cotton roll, antiseptic solution, normal saline, scissors, sticking tape, antibacterial cream, latex gloves and [facemasks][9].

(b) [The owner shall ensure the provision, easy accessibility, and maintenance of at least two fire escape masks at each floor entrance, security posts and reception or nursing stations in the building.][10]

(8) Heating, ventilation and air conditioning systems

(a) Buildings shall have fire dampers in heating, ventilation and air conditioning system ducts to isolate areas and floors of the buildings.

(b) The insulation material of ducts shall be made of fire retardant material.

(9) General safety

(a) The materials used in ceiling, paneling, insulation, ducting, flooring or cladding inside or outside of the building shall be made of fire retardant material.

(b) The inter-floor communication shall be separated by fire retardant material so that there are no voids to allow the spread of fire and smoke from one floor to another.

(c) Where separate occupancies are provided in a building or large floor area, parts of the building shall be separated as per the Code.

(d) There shall be no bulk storage of highly inflammable liquids or substances of an explosive nature in any part of the basement(s).

(e) There shall be no jumbled or loose hanging wires or loose electrical connections inside and outside the buildings.

(f) There shall be no protruding rods, bars or sharp edges inside or outside the buildings.

(g) Provisions for emergency fire lifts, ramps and evacuation of persons with disabilities shall be provided as per the Code.

(10) Clear access and removal of obstructions

(a) Buildings shall be constructed only on roads minimum thirty feet wide to allow easy access to emergency and fire vehicles.

(b) The emergency and fire vehicles shall have easy access to the front of the building. The billboards, hoardings, signboards, louvers or safety grills shall not be installed in such a way that they obstruct fire and rescue operations from any side of the building.

(c) Appropriate parking for all occupants of the building shall be ensured so that the safe passage to emergency and fire vehicles can be provided.

8 Omitted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
9 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.
10 Substituted by Notification No. 2006/2026 (ESD) dated 05.09.2026.

(d) The route of all outdoor wires or cables shall be managed in such a way so that they do not create overhead obstruction in the movement of emergency and fire vehicles during emergency operations.

4. **Evacuation plan, assembly area and drills**.- (1) Buildings shall display evacuation plans with floor number at prominent place near entrances and exits with display of emergency numbers on all floors.
(2) Designated assembly area(s) shall be earmarked in all buildings for the occupants of a building to assemble after evacuation. This assembly area shall be clearly marked as "Assembly Area" for easy recognition. It shall be established at a safe distance outside the building in an open space.
(3) Emergency evacuation drills shall be conducted at least on biannual basis and occupants shall be asked to assemble at their designated assembly areas.
(4) In case of buildings above hundred feet an emergency command center shall be established as per the Code.

5. **Functions of safety manager**.- The safety manager of the building shall perform the following functions:
(i) identification and assessment of hazards in the building through regular inspections;
(ii) management of the risks associated with hazards;
(iii) timely implementation of required safety measures;
(iv) preparation of emergency action plan for the building;
(v) establish emergency response team(s) and ensure safe evacuation of occupants in case of an emergency;
(vi) conduct trainings for occupants and emergency response team(s);
(vii) ensure the installation and proper functioning of required and recommended life safety and firefighting equipment;
(viii) conduct emergency evacuation and fire drills on biannual basis;
(ix) documentation of all activities pertaining to safety including trainings, safety inspections, repair and maintenance of safety installations, fire and emergency evacuation drills;
(x) document and prepare reports of all incidents or accidents resulting in injury to any person or damage to the furniture, fixtures or the building; and
(xi) develop liaison with local Rescue Station and related departments to facilitate effective and efficient response during emergency.

6. **Application procedure**.- (1) The owner of the building shall submit duly filled application form available from the official website of the Service for issuance of the Certificate.
(2) The application form shall include the following information:
(a) name and contact detail of owner of building;
(b) address of the building;
(c) description of the building including type, area, height and number of floors etc;
(d) types and details of occupancy and business;
(e) number, type and location of staircases in the building;
(f) details of building safety arrangements; and

(g) copy of emergency action plans for the building.

(3) The application shall be submitted with all the supporting documents.

(4) An incomplete application shall not be accepted.

(5) The application shall be reviewed and assessed by the Officer and an intimation notice for inspection of the building shall be issued within thirty days of receipt of application.

(6) The Officer has the right to reject any application; however, the basis for rejection shall be documented and communicated to the owner, if so requested.

(7) The Officer shall inspect the building after giving seven days notice prior to the start of inspection.

7. Issuance of Certificate.– (1) After inspection of the building, the Officer upon his satisfaction, shall issue a Certificate for a period of one year which shall be renewed on annual basis.

(2) In case of any violation of building safety measures and standards, the Certificate shall become invalid.

(3) The owner of the building shall ensure that the Certificate is displayed in a conspicuous place and position in the building.

(4) The owner shall apply in writing to the Officer for the renewal of Certificate within one month before the expiry of the Certificate, along with the updated information and documents (if any) in the renewal application form.

(5) In case of any amendment(s) in the building, the Certificate shall become invalid and the owner shall have to re-apply for certification on duly filled application form along with the details of amendments.

(6) The Certificate shall be non-transferable. In case of change of ownership of the building, the new owner shall apply for the Certificate afresh.

(7) Nothing contained in these regulations shall prevent issuance of more than one Certificate to the same person for different buildings.

SECRETARY
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