



Public hearing on the Draft Bangkok Ordinance on Indoor Fire Prevention and Suppression Systems

On 17 April 2026, the Bangkok Metropolitan Administration conducted a public hearing regarding the Draft Bangkok Ordinance on Indoor Fire Prevention and Suppression Systems ("Draft"). This legislative move represents a significant regulatory shift, targeting building categories that—while not classified as high-rise or extra-large—nonetheless present high occupancy risks.

The Draft aims to modernize safety protocols and ensure consistent protection across Bangkok's rapidly densifying urban landscape. The essential provisions of the Draft brought for public hearing include the following:

1. Targeted Building Categories

The Draft specifically applies to buildings that are not classified as high-rise or extra-large structures under existing laws, focusing instead on the following five categories – Hotels, Condominiums, Collective Residential Buildings (Apartments), Dormitories, and Healthcare Facilities (specifically those providing overnight patient stays).

2. Universal Fire Safety Requirements

Regardless of total floor area, all buildings falling within the above categories must comply with a baseline of enhanced safety measures as follows:

- **Evacuation Mapping:** Detailed floor plans must be clearly displayed on every floor in visible locations.
- **Emergency Exit Routes:** Buildings must provide at least two unobstructed exit routes leading to the exterior, with a minimum width of 90 centimeters throughout. Exit signs must be installed at every floor-level exit door.
- **Emergency Lighting & Backup Power:** Continuous lighting is required along all escape routes. The backup power system must provide sufficient illumination for at least two hours, activating immediately upon a primary power failure.

- Detection and Manual Suppression: Fire Alarms is mandatory installation on every floor. Portable Extinguishers: At least one unit per 500 square meters of floor area, positioned so the maximum travel distance to an extinguisher does not exceed 22.50 meters.

3. Requirements Based on Building Size

The Draft introduces more stringent technical obligations as the total floor area increases as follows:

- For buildings with a total floor area exceeding 1,000 square meters (but not classified as high-rise or extra-large), the Draft stipulates two key additional requirements:
 - Standpipe Systems: Mandatory installation of fire department standpipes.
 - Independent Backup Power: Must power emergency signage and stairwells for at least one hour independently.
- For larger developments with a total floor area exceeding 4,000 square meters, the Draft mandates the highest level of fire protection:
 - Automatic Suppression: Mandatory installation of an automatic system (e.g., Sprinklers) capable of immediate self-activation.

4. Administrative Duties – Inspection and Maintenance

- Annual Reporting: For buildings regulated under the Building Control Act B.E. 2522, owners must submit an annual inspection report at least 30 days before the existing certificate expires.
- Mandatory Maintenance: Owners are legally obligated to perform regular maintenance on all fire safety equipment in accordance with manufacturer guidelines or plans established by a certified inspector.

Should you have any question, please do not hesitate to contact us via info@bglballaw.com

