

FIRE SAFETY GAPS IN SUPER HIGH-RISE BUILDINGS  
IN SRI LANKA

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Dissertation submitted in partial fulfillment of the requirement for the degree  
Master of Science in Project Management

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## **DECLARATION**

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## **ABSTRACT**

Increasing population and building density in cities, have left numerous risks in vertical developments. As a result of the competing requirements, limitations in fire safety could be observed among many super high-rise buildings. To overcome these situations, existing fire safety regulations have been revised. They are established by the legislation to be opportune so that designers and developers are adequately aware of what to apply and not to apply. However in Sri Lanka, by the time most of the super high-rises initiated, local fire regulations did not have any provision to serve that type of buildings. Hence, the regulations that needs to be implemented to ensure life and property safety of occupants from fire damages are still not in proper practice. This study reviewed the extent of safety in local fire safety regulations and the current fire safety practice in super high-rise buildings. The results indicate limitations in local fire safety regulations with respect to international fire safety code and gaps in current fire safety practices in super high-rise buildings. Local fire safety could fully cover only 7.14% of the international code. Remaining 92.86% needs improvements to address current fire safety requirement. In the existing context, all the case studies fully cover more than 60% of local code. Yet, 11%-16% were not covered by all three of them. Hence the study could identify design and operational level gaps in case studies. Findings of the research provided an insight to potential causes that generate these gaps in fire safety. 50% of the 16 proposed potential causes were recognized in every case study. Direct regulation driven causes comprised 62.5% of them. These findings could impact increasing the level of fire safety offered in local fire regulation, subsequently super-high rise buildings in local context. In-depth study of international fire safety code will help taking the local fire safety code to the next level. Encouraging researchers and increasing research opportunities on the subject locally, could contribute to society and its inhabitants by applying and sharing knowledge with.

## TABLE OF CONTENTS

Declaration of the candidate & supervisor	i
Acknowledgements	ii
Abstract	iii
Table of Contents	iv
List of Figures	viii
List of Tables	ix
List of Abbreviations	x
List of Appendices	xi
<b>CHAPTER 01</b> .....	<b>01</b>
<b>Introduction</b>	
1.1. Background study	01
1.2. Problem identification	03
1.3. Aim	04
1.4. Objectives	04
1.5. Research Methodology	05
1.5.1. Case Study	05
1.5.2. Analysis	05
1.6. Scope and Limitations	05
1.7. Chapter breakdown	06
<b>CHAPTER 2</b> .....	<b>07</b>
2.1. Introduction	07
2.2. Definition for Fire Safety	07

2.3. Definitions for Super high-rise buildings	12
2.4. Evolution of Fire Safety	13
2.4.1. Evolution as a field of science	18
2.4.2. Evolution as a legislation	21
2.4.3. Influence of urbanization	26
2.5. Causes for Fire Hazards	33
2.5.1 Lack of comprehensive design	34
2.5.2 Inadequate fire resistance of materials used	35
2.5.3 Issues in engineering designs	35
2.5.4 Inadequate construction methods	36
2.5.5 Lack of Fire Safety Management (FSM)	36
2.5.6 Lack of attention by occupants	40
2.5.7 Lack of regulation	40
2.6. Provisions in regulation for evacuation	43
2.6.1 Provisions in NFPA	44
2.6.2 Provisions in CIDA fire regulations	47
2.7 Chapter summery	49
<b>CHAPTER 3.....</b>	<b>50</b>
<b>Research methodology</b>	
3.1. Introduction	50
3.2. Research Design	50
3.2.1 Research approach	50
3.3. Selection of Case Studies	52
3.4. Data collection methods	53

3.4.1 Field Observations	54
3.4.2 Expert Interviews	54
3.5 Data Analysis	56
3.5.1 Descriptive Analysis	56
3.5.2 Cross-case Analysis	56
3.5.3 Manual Content Analysis	57
<b>CHAPTER 4.....</b>	<b>58</b>
<b>Data Collection and Analysis</b>	
4.1. Introduction	58
4.2. Data Analysis	58
4.2.1. Limitations in the local code	58
4.2.2. Case Studies	61
4.2.2.1. Case Study 01	62
4.2.2.2. Case Study 02	62
4.2.2.3. Case study 03	63
4.2.3. Cause for the gaps	69
4.3 Recommendations for enhancing limitations	74
4.3.1 Enhancing limitations in local code	74
4.3.2 Enhancing limitations in the fire safety practice	76
<b>CHAPTER 5.....</b>	<b>78</b>
<b>Conclusion and recommendations</b>	
5.1. Introduction	78
5.2. Conclusions	78
5.2.1. Objective 1	78

5.2.2. Objective 2	78
5.2.3. Objective 3	79
5.2.4. Objective 4	79
5.3. Recommendations	80
5.4. Further research	80
Reference List	81
Appendix A: Summery of NFPA101_Table	
Appendix B: Comparison of International code and local code	
Appendix C: Fire safety achieved level in local code	
Appendix D: Fire safety achieved level in case studies	

## LIST OF FIGURES

	Page No.	
Figure 2.1	Composition for fire safety practices in building	12
Figure 2.2	Painting of Great Fire of London	14
Figure 2.3	Image of victims of the ‘Triangle Shirtwaist Factory’ fire incident	16
Figure 2.4	PBD option in NFPA 101 Life Safety Code (2009)	24
Figure 2.5	The composition of high-rise building fire system	38
Figure 2.6	Key sections listed under means of egress in NFPA 101 Life Safety Code	44
Figure 3.1	Research Design	51
Figure 4.1	Achieved level of local fire safety code for each key section	59
Figure 4.2	Percentage of coverage by local code	61
Figure 4.3	Distribution of case study 01	62
Figure 4.4	Distribution of case study 02	63
Figure 4.5	Distribution of case study 03	64
Figure 4.6	Summery of 03 case studies	64
Figure 4.7	Distribution of potential causes among case studies	71
Figure 4.8	Three categories of potential causes	72
Figure 4.9	Contribution of the 03 categories of potential causes to have Limitations	73

## LIST OF TABLES

Page No:

Table 2.1	Fire Safety Goals and Objectives in different contexts in the world	9
Table 2.2	Diversity of high-rise super high-rise definitions around the world	13
Table 2.3	List of fire incidences happened in high-rise and super high-rise buildings	28
Table 2.4	14 Key sections in NFPA 101 Life Safety Code	45
Table 2.5	Key sections of design and operational and prescriptive and performance-based requirements	47
Table 2.6	Expressions in CIDA Fire Regulation (2018)	48
Table 3.1	Introduction to each case studies	53
Table 3.2	Details of professionals interviewed pertaining to field Observations	55
Table 3.3	Detail of selected respondents for the expert interviews	55
Table 4.1	Percentage of fully achieved and not achieved in case studies	65
Table 4.2	Summary of complying key sections	67
Table 4.3	Limitations of fire safety practices in case studies	68
Table 4.4	Potential causes to appear fire safety gaps in case studies	69
Table 4.5	Case studies contain potential causes to occur gaps/limitations	70
Table 4.6	Categorization of potential causes	73

## LIST OF ABBREVIATIONS

AHJ	Authority Having Jurisdiction
NFPA	National Fire Protection Association
BSS	British Standard Specifications
BCE	Before Common Era
CIDA	Construction Industry Development Authority
PBD	Performance Based Design
GFA	Gross Floor Area
N/A	Not Applicable
N/R	Not Relevant
Ed.	Edition
ICC	International Code Council
IRC	International Residential Code
IBC	International Building Code
IEBC	International Existing Building Code
NFPCA	National Commission on Fire Prevention and Control
GIS	Geographic information systems
CFPA E	Confederation of Fire Protection Association in Europe
MEP	Mechanical, Electrical, Plumbing
ELV	Extra-low voltage System

## **LIST OF APPENDICES**

Appendix A: Summary of NFPA101\_Table

Appendix B: Comparison of International code and local code

Appendix C: Fire safety achieved level in local code

Appendix D: Fire safety achieved level in case studies