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Website

mbam.org.my

TO : MBAM MEMBERS
DATE : 19 MAY 2026
REF : MBAM/25/01/2026/05/19/52

Dear Sir/Madam,

Notice on the Implementation of JBPM Guidelines on Automatic Sprinkler System Installation for High-Rise Residential Units

We wish to inform that the Fire and Rescue Department of Malaysia (JBPM), via a circular dated **24 April 2026**, has issued a directive outlining the design requirements for the installation of automatic sprinkler systems in high-rise residential buildings (apartments and flats).

This directive is effective from **26 January 2026**.

1. Scope of Application

- The guideline applies **only to individual residential units** within apartments or flats.
- **Common areas** (e.g., corridors, lobbies and shared facilities) shall continue to comply with existing fire safety requirements and remain subject to JBPM approval.

2. Requirements Based on Unit Size

a) Units ≤ 70 m²

- Installation of sprinkler systems is required only in the main living area.
- One (1) **cut-off sprinkler head** shall be provided at the **main entrance** of the unit.

b) Units > 70 m²

- Sprinkler coverage is required in **any room/space exceeding 12 m²**.
- Placement and design of sprinkler heads must comply with current standards approved by JBPM.

3. Other Fire Safety Requirements

- All additional fire protection installations shall comply with the **Tenth Schedule of the Uniform Building By-Laws (UBBL) 1984**.



Objective

This directive aims to ensure that the design and implementation of sprinkler systems in residential developments are **clear, practical, and standardized nationwide**.

For further details, please refer to the attached circular and any additional recommendations issued by JBPM.

Your attention to and compliance with the above requirements are greatly appreciated.

Thank you.

Yours faithfully,
MASTER BUILDERS ASSOCIATION MALAYSIA

LOH MEI LING AMN
Executive Director