

Work Plan on Integrated Joint Supervision of the Quality, Safety, Fire Protection, and Civil Air Defense Matters of Construction Projects

To further optimize the business environment of Guangzhou and change the current situation whereby enterprises face the supervision of multiple departments including those in charge of quality, safety, fire protection, and civil air defense, this work plan is formulated in consideration of the realities of Guangzhou, per the requirements of the CPC Central Committee and the State Council on deepening reforms of the construction project review and approval system, and based on *the Interim Provisions on the Administration of Fire Protection Design Review and Acceptance of Construction Projects* (Order No. 51 of the Ministry of Housing and Urban-Rural Development) and plans by the municipal government regarding the administration of fire protection design review and acceptance of construction projects in Guangzhou.

1. Scope of Implementation

This work plan applies to the following projects within the administrative division of Guangzhou:

1.1. Building projects: new building construction, building extension, and building renovation (including redecoration) projects with construction permits issued by municipal and district-level housing and urban-rural development departments.

1.2. Other construction projects: construction projects with construction permits issued by authorities other than housing and urban-rural development departments but with fire protection design review, acceptance, filing, and random inspection in the charge of municipal and district-level housing and urban-rural development departments as stipulated by the law (specifically, such projects include 30 categories of construction projects including urban rail transit, thermal power plants, ports, and wharfs listed in Appendix 1; hereinafter referred to as “other construction projects”).

2. Work Targets

2.1. Integrated services undertaken by one department throughout. The approval and supervisory functions of the housing and urban-rural development departments regarding construction project quality, safety, fire protection, and civil air defense shall be extensively integrated under the charge of the housing and urban-rural development department that issues construction permits, to practically change the status quo whereby enterprises face “multiple” regulatory departments in the government.

2.2. Clarifying responsibilities for optimized division of work between municipal and district-level authorities. Based on the principle of “whoever approves shall be responsible and carry out supervision,” the division of services related to construction design review, construction permits for construction projects, quality and safety supervision, and fire protection and civil air defense supervision between municipal and district-level authorities shall be adjusted properly to conduct leveled supervision according to difficulty, to give full play to the municipal authority’s advantage in technical personnel and the district-level authorities’ advantage in territorial jurisdiction.

2.3. Optimizing the workflow to improve service efficiency. “A unified set of drawings” penetrating the supervisory service throughout the whole construction process shall be

implemented to further optimize the workflow and shorten the time taken for acceptance on the basis of the reform of the construction project approval system.

2.4. **Standardizing management to improve the business environment.** A sound system of working standards shall be established to reduce the scope of discretion. On-the-job training and guidance shall be intensified to strengthen the staff’s initiative in offering services, while industry management shall be strengthened to regulate the market order.

2.5. **Integrating functions to strengthen regulatory means.** The supervision of routine maintenance and management of affiliated civil air defense projects after completion and acceptance shall be put under the supervision by residential estates, with supervisory inspections conducted by civil air defense departments in conjunction with property management departments to achieve the goal of integrating and optimizing functions to improve the quality and efficiency of supervision.

3. Main Measures

3.1. Extensively integrating supervisory functions

3.1.1. **Building projects:** Based on the division of work between municipal and district-level authorities, one housing and urban-rural development department (affiliated civil air defense management department) shall be in charge of the supervision and management of the quality, safety, fire protection, and civil air defense of projects (including affiliated civil air defense projects). Relevant specific technical and routine work shall be commissioned to be undertaken by quality and safety supervision stations under municipal and district-level housing and urban-rural development departments (hereinafter referred to as “supervision stations”).

3.1.2. **Other construction projects:** Fire protection approval services (including fire protection design review, acceptance, filing, and random inspection) shall be in the charge of Guangzhou Municipal Housing and Urban-Rural Development Bureau, while relevant technical and routine work shall be commissioned to be undertaken by the municipal civil air defense quality supervision station under the bureau. The fire protection quality and safety supervision duties during the construction process shall be assumed by corresponding authorities overseeing the industries, while Guangzhou Municipal Housing and Urban-Rural Development Bureau shall offer sound relevant training and guidance.

3.2. Optimizing and adjusting the division of services between municipal and district-level authorities

3.2.1. **Building projects:** National, provincial, and municipal key projects (including utility tunnels and large underground spaces with an area exceeding 30 thousand square meters), building projects with a height exceeding 100 meters, affordable housing projects built with investments from fiscal funds above the municipal level, large-scale public hub projects (such as airport terminals, multi-story station complexes, and transportation hubs), and key landmark projects explicitly put under the supervision and management of municipal authorities by the municipal government shall be in the charge of Guangzhou Municipal Housing and Urban-Rural Development Bureau in principle. Other building projects (including new building construction, extension, renovation, and redecoration) shall be in the charge of various district-level housing and urban-rural development departments and the Construction Bureau of Guangzhou Airport Economic Zone (excluding Huangpu District and Nansha District) in principle based on territorial jurisdiction.

3.2.2. **Other construction projects:** To facilitate the coordinated progress of project

construction, fire protection approval services (including fire protection design review, acceptance, filing, and random inspection) shall all be in the charge of Guangzhou Municipal Housing and Urban-Rural Development Bureau, taking into full consideration the service handling capacity, technical personnel, and staffing of municipal and district-level housing and urban-rural development departments.

Note: The current division of work between municipal and district-level authorities shall apply in Huangpu District and Nansha District. The projects in this area shall be implemented after implementation plans formulated by district-level housing and urban-rural development departments according to this work plan are filed in the archives of Guangzhou Municipal Housing and Urban-Rural Development Bureau.

3.3.Specifying working standards for approval and supervision

Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for compiling and improving a series of working standards for the design review, process supervision, and acceptance of the quality, safety, fire protection, and civil air defense aspects of building projects, and establishing a series of sound working standards for the fire protection design review, acceptance, filing, and random inspection of other construction projects, which shall be made public for supervision by all walks of life.

3.4.Implementing the circulation of “a unified set of drawings” throughout the process

3.4.1.Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for implementing the online review of construction design documents of all categories of construction projects (including building projects and other construction projects) in the whole of Guangzhou. Project developers shall upload drawings in such professional categories as construction, fire protection, and civil air defense, which form a unified set of digital drawings of the project (hereinafter referred to as “a unified set of drawings”) upon compilation and joint review. If the need to alter the construction design arises during the construction process as stipulated in Article 11 of *Administrative Measures for the Review of Construction Drawings of Housing Construction and Municipal Infrastructure Engineering Projects*, project developers should submit the altered construction design to the original reviewing authority, and update the drawing alteration documents on the construction permit review and approval system in time after passing the review.

3.4.2.Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for optimizing such systems as construction design joint review, construction permit, and joint acceptance, technically achieving the automatic circulation and filing of “a unified set of drawings” in such procedures as construction design joint review, construction permit application, on-site supervision, and joint completion acceptance, as well as the simultaneous forwarding for use by the supervision station in charge of the project, penetrating the supervisory service throughout the whole construction process.

3.5.Optimizing the workflow of supervisory service

3.5.1.For building projects, integrated supervisory service in the construction process shall be implemented based on “a unified set of drawings” throughout the whole construction process to optimize the workflow, provide full-process engaging services, strengthen process-oriented supervision, and shorten the time taken for acceptance, to fully improve the satisfaction of enterprises during the service.

3.5.1.1. Construction design review stage: Project developers shall entrust qualified construction design review agencies to conduct the joint review (including construction, fire protection, and civil air defense) of the construction drawing and design documents, and implement online digital drawing review as per the unified requirements of the provincial authority, with review results uploaded to the Guangzhou Construction Drawing and Design Document Review and Management System (the construction design review agencies shall be responsible for the results of their technical review on the construction design). The “unified set of drawings” and review results are automatically circulated to the construction permit application system.

3.5.1.2. Construction permit application stage: While issuing the construction permit, housing, and urban-rural development departments shall simultaneously issue *the Construction Quality and Safety Supervision Notification and Civil Air Defense Project Quality Supervision Notification*, while the “unified set of drawings” is simultaneously forwarded to the supervision station in charge of the project.

3.5.1.3. Project construction stage: Based on the “unified set of drawings,” the supervision station shall conduct full-process supervision according to the law on the fulfillment of duties by five construction parties and whether the construction is following the drawings (including construction project quality, safety, fire protection, and civil air defense). Organizations failing to construct according to drawings or lowering construction standards without authorization shall be listed as key supervision targets by the supervision station, with such measures as reminding, ordering rectification, arranging talks, and issuing notices adopted based on the degree of severity. The effectiveness of rectifying measures shall be reviewed and confirmed by the supervision station.

3.5.1.4. Project acceptance preparation stage: The five parties responsible for project construction shall conduct preliminary completion acceptance according to regulations and implement rectifying measures regarding problems identified. The supervision station shall supervise the five responsible parties in assuring the quality, standardized evaluation of construction safety, fire protection, and civil air defense of the project are completed according to requirements and confirm that the project developer has implemented rectifying measures regarding *the Rectification Notifications* issued during the process of supervision. After fulfilling the requirements for applying for joint completion acceptance, the supervision station shall issue various specialized quality and safety supervision reports (including supervision opinions on fire protection and civil air defense) to be submitted to corresponding entrusting authorities, with preliminary opinions on construction project quality, safety, fire protection, and civil air defense acceptance (filing) registered in the “Joint Completion Acceptance” system.

3.5.1.5. Joint completion acceptance stage: After the project developer has applied for “joint completion acceptance” matters, municipal and district-level housing and urban-rural development departments (civil air defense stations of Yuexiu District and Liwan District) shall review the application materials based on the preliminary opinions of the supervision station on the construction site, with specialized opinions regarding fire protection and civil air defense acceptance (filing) and *the Joint Completion Acceptance Opinions* issued within a specified period of time.

3.5.2. For other construction projects, fire protection design review, acceptance, filing, and random inspection services shall be applied to Guangzhou Municipal Housing and Urban-Rural

Development Bureau according to procedures in a unified manner, which shall be handled by “one service counter.”

3.6.Introducing third-party technical services

3.6.1.For more professional construction project quality and safety supervision in Guangzhou, third-party agencies could be entrusted through government purchase of services to conduct regular assessments on the construction quality and safety (including such aspects as civic-minded construction) of building projects under construction, with effective leveled supervision implemented concerning assessment reports to improve the efficiency of supervision. Such assessments shall be conducted with a combination of comprehensive assessments and specialized assessments. Comprehensive assessments focus on evaluating the overall management and effectiveness of work related to the quality and safety of municipal and district-level construction projects, while specialized assessments focus on the rectification of significant quality and safety risks and common, persistent problems, including quality aspects such as concrete structures, waterproofing works, and renovation works and safety aspects such as multi-purpose utility tunnel projects, lifting machinery, and safety materials and appliances.

3.6.2.To supplement the inadequate fire protection technical personnel in housing and urban-rural development departments, municipal and district-level housing and urban-rural development departments may introduce third-party technical service agencies and technical experts in fire protection review and acceptance through government purchase of services to provide technical support. Housing and urban-rural development departments shall approve fire protection designs based on review opinions of third-party technical service agencies on the fire protection technology of construction projects, and issue specialized fire protection acceptance opinions based on the results of on-site acceptance technical service by technical experts and the supervision station’s on-site acceptance opinions on the projects.

3.6.3.To enhance the supervision on the construction of affiliated civil air defense projects, municipal and district-level housing, and urban-rural development departments may introduce third-party technical service agencies through government purchase of services to provide technical support and step up quality and safety inspections during the construction of affiliated civil air defense projects. The administrative departments for affiliated civil air defense projects in various districts should step up annual inspections and maintenance management of affiliated civil air defense projects after the final acceptance of construction. They may purchase professional third-party technical services from the private sector to conduct specialized management of affiliated civil air defense project facilities and equipment within their jurisdictions, with the expenses borne by fiscal budgets of the same level, to gradually change the current situation characterized by a lack of maintenance and management of proprietary facilities and equipment of affiliated civil air defense projects.

3.7.Enhancing the coordination of civil air defense supervision and property management

While deepening the integration of civil air defense management and supervision on the property management industry by the municipal housing and urban-rural development departments, the coordination between civil air defense supervision and property management in various districts shall be strengthened by combining the advantage in professional management and the advantage in territorial jurisdiction. District-level civil air defense management

departments shall conduct supervision and inspections on the routine maintenance and management of civil air defense projects after completion acceptance in conjunction with the district-level competent authority for property management.

3.8.Enhancing training and guidance and industry management

3.8.1.Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for enhancing on-the-job training and guidance for various district-level housing and urban-rural development departments and competent authorities for relevant industries to continually improve the standardization and normalization of integrated joint supervision of construction project quality, safety, fire protection, and civil air defense.

3.8.2.Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for enhancing the industry management of agencies specialized in such fields as construction design review, development, design, construction, supervision, and inspection with the cooperation of various district-level housing and urban-rural development departments and the Construction Bureau of Guangzhou Airport Economic Zone, to continually normalize the market order of Guangzhou’s construction industry and foster a sound environment for the integrated joint supervision of construction project quality, safety, fire protection, and civil air defense in Guangzhou.

3.9.Enhancing the development of transaction systems

Guangzhou Municipal Housing and Urban-Rural Development Bureau shall be responsible for establishing and improving the Guangzhou Construction Project Fire Protection Service Information Management Platform supporting municipal and district-level services. Through establishing credit archives, building a fire protection equipment testing and supervision system, developing an on-site supervision system for fire protection services, and such system applications as the realistic simulation for fire protection review and inspection based on the city information modeling (CIM) platform, it shall optimize the efficiency of administrative approval, normalize urban management models, improve supervision service standards, enhance IT-based fire protection design review standards, and achieve the unified standardization of technical review criteria.

4. Funding Support

According to the content and division of work between municipal and district-level authorities, the expenses needed for the integrated joint supervision of construction project quality, safety, fire protection, and civil air defense shall be supported by municipal and district-level fiscal budgets of the same level and included in the annual budgetary arrangements of various departments. The system development and daily operations and maintenance of the Guangzhou Construction Project Fire Protection Service Information Management Platform shall be implemented and financed by the municipal authority in a unified manner.

Appendices: 1. Categorized List of Other Construction Projects

2. Flowchart of Integrated Joint Supervision of Building Project Quality, Safety, Fire Protection, and Civil Air Defense

3. Flowchart of Fire Protection Services for Other Construction Projects

Appendix 1

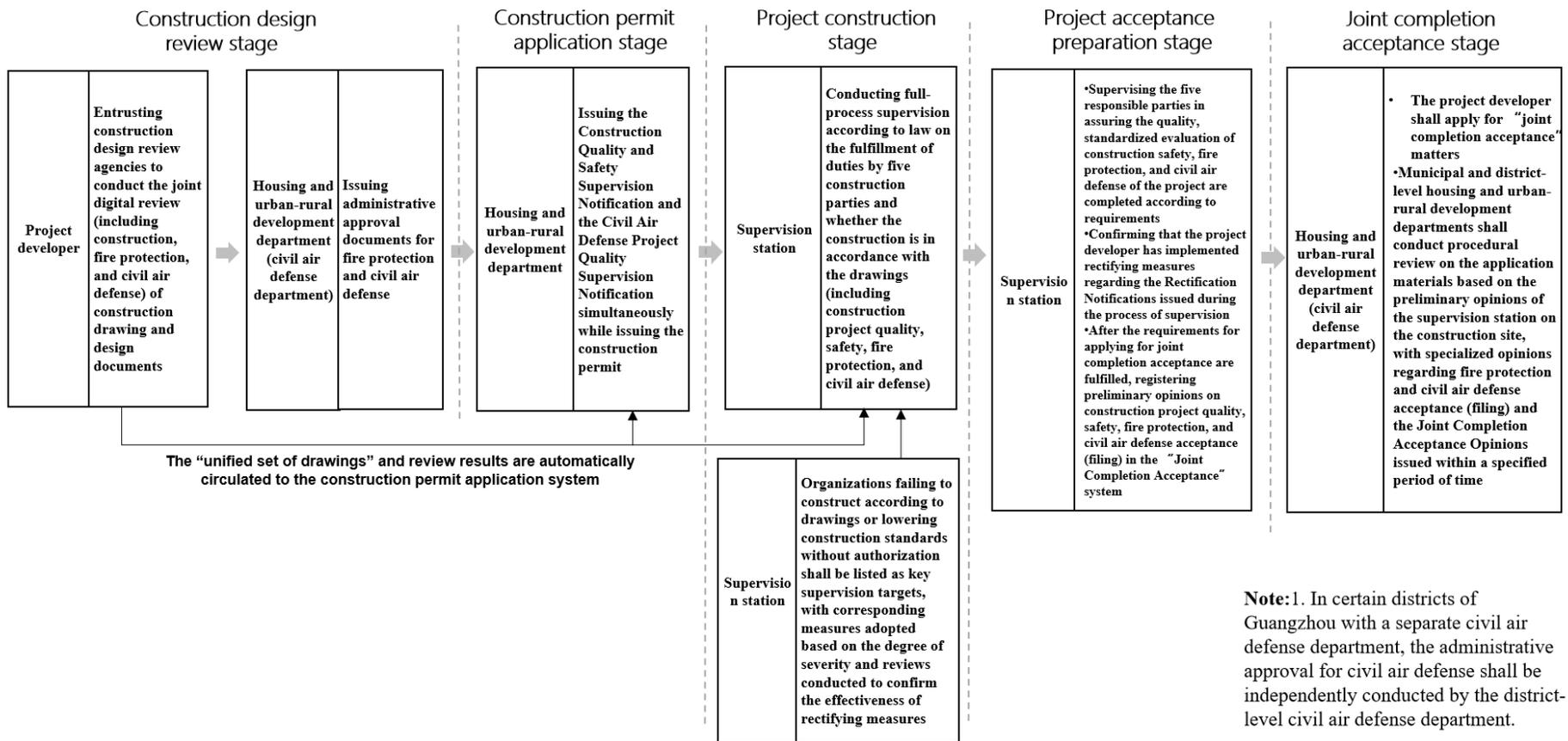
Categorized List of Other Construction Projects

The other construction projects mentioned in this work plan refer to construction projects with construction permits issued by authorities other than housing and urban-rural development departments but with fire protection design review, acceptance, filing, and random inspection in the charge of municipal and district-level housing and urban-rural development departments as stipulated by the law, which include the following 30 categories:

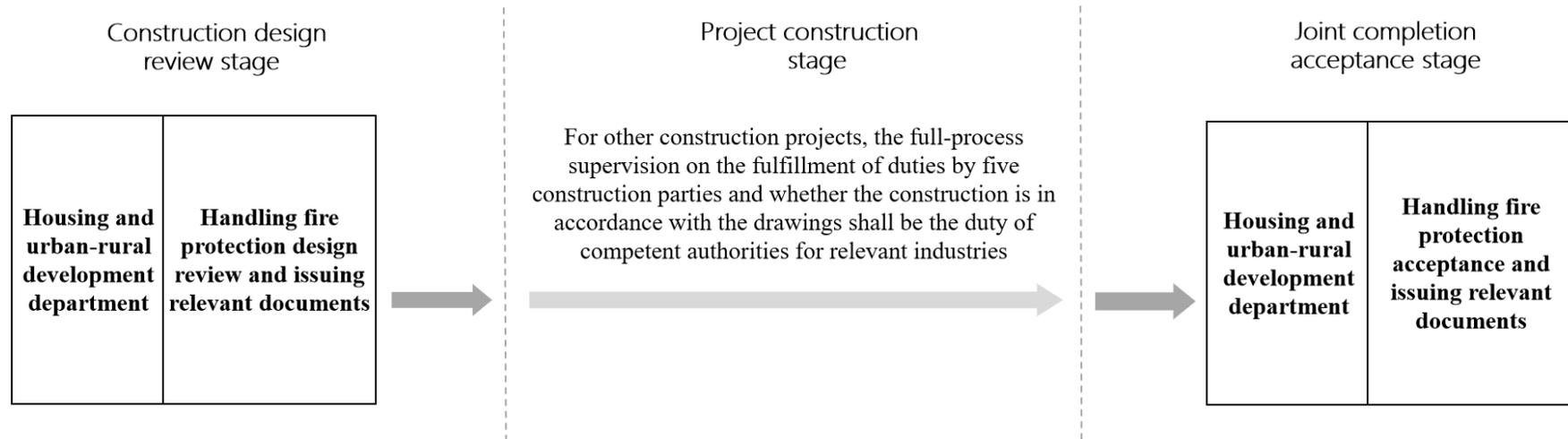
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| 01. Railway projects (including urban rail transit); | 16. Nuclear industry projects; |
| 02. Highway projects; | 17. Building materials projects; |
| 03. Water conservancy projects; | 18. Metallurgical projects; |
| 04. Coal mine projects; | 19. Non-ferrous metal projects; |
| 05. Water transportation projects (including ports and wharfs); | 20. Petrochemical projects; |
| 06. Ocean projects; | 21. Chemical projects; |
| 07. Civil aviation projects; | 22. Medical projects; |
| 08. Commerce and materials projects; | 23. Mechanical projects; |
| 09. Agricultural projects; | 24. Aerospace projects; |
| 10. Forestry projects; | 25. Weaponry and shipbuilding projects; |
| 11. Grain projects; | 26. Light industry projects; |
| 12. Petroleum and natural gas projects; | 27. Textile projects; |
| 13. Offshore petroleum projects; | 28. Electronic and communication projects; |
| 14. Thermopower projects; | 29. Radio, film, and television projects; |
| 15. Hydropower projects; | 30. Municipal projects. |

Note: After communication with the Guangzhou Power Supply Co. Ltd., the quality and safety supervision and acceptance for power transformation and distribution (transmission) projects shall be independently organized by power supply departments.

Flowchart of Integrated Joint Supervision of Building Project Quality, Safety, Fire Protection, and Civil Air Defense



Flowchart of Fire Protection Services for Other Construction Projects



Notes: 1. Other construction projects refer to construction projects with construction permits issued by authorities other than housing and urban-rural development departments but with fire protection design review, acceptance, filing, and random inspection in the charge of municipal and district-level housing and urban-rural development departments as stipulated by the law; specifically, such projects include the following 30 categories: railway projects (including urban rail transit), highway projects, water conservancy projects, coal mine projects, water transportation projects (including ports and wharfs), ocean projects, civil aviation projects, commerce and materials projects, agricultural projects, forestry projects, grain projects, petroleum and natural gas projects, offshore petroleum projects, thermopower projects, hydropower projects, nuclear industry projects, building materials projects, metallurgical projects, non-ferrous metal projects, petrochemical projects, chemical projects, medical projects, mechanical projects, aerospace projects, weaponry and shipbuilding projects, light industry projects, textile projects, electronic and communication projects, radio, film, and television projects, and municipal projects.

2. For other construction projects, only matters within the power and responsibility of the housing and urban-rural development department are listed.

