حكومة رأس الخيمة
Government of Ras Al Khaimah

بـــلديـة رأس الخيـــمـــة
Ras Al Khaimah Municipality

بلدية رأس الخيمة
Ras Al Khaimah Municipality

لائحة شروط و مواصفات البناء
بإمارة رأس الخيمة

Architectural Requirements

الإصدار (3)

2021

Table of Content

Resolution No. ( ) For 2021

Regarding Building Regulations and Specifications in the Emirate of Ras Al Khaimah

Director-General of Ras Al Khaimah Municipality Department

Having considered Ras Al Khaimah Municipality Law of 1981;

Law No.2 of 2007 regarding the Establishment of Ras Al Khaimah Environment Protection and Development Authority; and its amendments;

Law No. 11 of 2008 regarding Advertising Censorship;

Law No. 1 of 2009 regarding Regulating Buildings in Ras Al Khaimah;

Law No. 3 of 2017 regarding the Establishment of Public Services Department;

Law No. 3 of 2018 regarding the Occupancy of Sidewalks and Outdoor Spaces;

Resolution No. 18 of 2018 regarding Building Regulations and Construction Specifications in the Emirate of Ras Al Khaimah;

Law No. 8 of 2019 regarding Regulating Contracting Profession in Ras Al Khaimah;

Law No. 10 of 2019 regarding Regulating Engineering Consultancy Practices in Ras Al Khaimah;

Have issued the following:

Article (1): Definitions

In the application of the provisions of this regulation, the words and expressions set forth below shall have the following meanings unless the context of the text indicates otherwise:

Emirate	Emirate of Ras Al Khaimah
Department/Municipality	Ras Al Khaimah Municipality Department.
Director-General	Director-General of the Municipality Department.
Executive Director	Executive Director of Technical Affairs Sector in the Municipality.
Council	Municipal Council.
Competent Administration	Building Administration
Concerned Administration	The Administration that the Competent Administration asks for a Technical Opinion on a specific issue/matter.
Relevant Entity	It is the Local or Federal Government Entity or Institution that is required to approve a matter within its jurisdiction.
Services Departments	Competent Services Departments in Ras Al Khaimah including: ▪ Federal Electricity and Water Authority 'FEWA'. ▪ Emirates Telecommunications Corporation 'Etisalat' . ▪ Public Services Department. ▪ RAK Civil Defense.

	▪ Any other Department specialized in utilities and services.
Owner	The natural or legal person in whose name the land or construction has been registered, whether in his capacity as an owner or holder.
Engineer (Consultant)	A natural or legal person assigned to the tasks of design or supervision of construction works, or both, and who is licensed to practice the Profession of Engineering Consultancy in the Emirate.
Contractor	A natural or legal person assigned to carry out construction work and licensed to practice Building Contracting Activities in the Emirate.
Inspector (Municipality Controller)	The person assigned by the Competent Administration to the tasks of describing the plot, its buildings, contents and uses thereof.
Peope of Determination	Every person suffers from permanent or temporary total or partial deficiency or imbalance in his physical, sensory, mental, communicative, educational or psychological capabilities to the extent that limits the possibility of meeting his normal requirements as his counterparts without special needs.
Technical Committee	The Committee that its formed in the Competent Administration by a decision of the Director-General or whoever he authorizes, to study applications for Buildings Permits and their related matters and take appropriate decisions regarding them. It has other functions interpreted in Article (53) of this regulation.
Special Approvals	They are approvals to override one or more items of this Regulation, Planning Legislation, or other Legislation related to Construction Work, issued by the Director-General.
Building Permit	The permit issued by Buildings Administration to authorize the Construction Work to be performed on a specific plot of land in accordance with the approved plans, specifications and conditions.
Plot/Parcel	Any piece or area of land defined by its boundary lines , vicinity, distinctive number and location, designated for construction under any scheme, partition project or other method and legally authorized for use, construction or building as a single unit.
Plot Boundary Line	The line separating the plot of land from any other property.
Plot Size	The total area of any plot of land that is confined between its boundary lines.
Plot Front Line	The boundery line of the plot overlooking the street, according to the Metailed Maps for Land Use Classification approved by the Concerned Planning Administration.

Plot Side Line	Any boundary line for the plot other than the front or back line
Plot Rear Line	The line of the plot corresponding to its front line and located at the farthest distance from it.
Road (Street)	Every avenue open to public traffic without special permission
Road Vicinity	The distance between two opposite construction lines according to the plans approved by the Department.
Mid-Line	The longitudinal center line that divides the street or the alley approved by the Municipality.
Alley (Sikka)	They are corridors that separate Neighboring Residential Buildings, in addition to the separation between Residential Plots and Public Utilities, and are used as pedestrian paths, service lines and accommodate the passage of cars.
Neighbor	Any neighboring plot with a specific number, with the exception of streets and alleys
Other Boundaries	It includes all the neighborhoods of alleys or open areas and the similary except for the street.
Boundry Wall (Wall)	A permanent barrier built from any material or group of approved materials to surround a plot of land for privacy or to divide it into parts or for any other approved purpose
Boundry Wall (enclosure)	A temporary barrier of wires or any light building materials surrounding a plot of land to identify it, or to divide it into parts, or for any other approved purpose.
Main Gate	The main entrance to the plot, which can be covered or uncovered, and it is designated for cars enternace.
Sub Gate	The secondary entrance to the plot, which can be covered or uncovered and is intended for the entry of people (pedestrian) only.
Building	Any construction constructed or erected in a fixed location on the plot, using a group of approved materials intended for the purposes of construction, including the foundation, walls, roofs, projections, Boundry Walls, etc.
Temporary Building	Any construction that must be removed from its place after the expiration of the specified period for the activity or use for which it was established and originally based on materials approved by the Concerned Administration.
Main Building	The building which is used for the original function specified for the plot on which it is built.

Heritage Buildings	They are buildings that contain historical and heritage architectural elements for which demolition, construction, or modification work is not permitted without the preliminary approval of the Concerned Authority.
Commercial Buildings	Buildings in which commercial use is permitted according to the Land Use Classification and Codification System.
Residential-Commercial Buildings	Multi-storey Buildings, where the ground floor is designated for commercial and residential use, and the repeated floors are designated for residential or office use.
Investment- Residential Buildings	Buildings for residential use only.
Authorized Use	Any use of a plot or occupation of a building permited in a region in accordance with Land Use Classification and Codification System in the Emirate.
Main Use	The main use of the building under Land Use Classification and Codification System in the Emirate or according to the special approvals issued for any plot
Secondery Use	Secondary uses built on the same plot upon which the Main Use (Services Block) are Maid's Room, Car Parks, and other secondary uses.
Commercial Center /Shopping Malls	A group of shops, galleries or spaces used for commercial purposes that are open to covered and air-conditioned internal squares or corridors. As well as any retail store or exhibition that is frequented by large numbers of people.
Showroom	Relatively large space allocated for practicing a commercial activity such as displaying goods for the purpose of selling them wholesale or retail.
Shop	Any space designated for practicing a commercial activity such as displaying goods for the purpose of selling them.
Hotel Facility	Hotel - Resort - Hotel Apartments - Motels - Vacation Homes - Chalets and Rest Areas.
Hotel	Facilities specialized in providing accommodation(hospitality) services to guests on a daily or weekly basis in furnished rooms and suites with all the needs of maintenance, providing food and beverages, laundery, car parking, has swimming pools, sports and entertainment facilities, and meeting and conference rooms.
Resort	It includes specialized facilities built in tourist places such as seashore, mountainous or desert areas, etc., providing short temporary stays in

	return for a specific daily rate in buildings equipped for this in the form of chalets or apartments that provide all other hotel services.
Hotel Appartments	Facilities consisting of residential apartments equipped with all the necessary living facilities and tools, to be rented for permanent residence, for daily, monthly or annual rent.
Motels	Facilities that provide suitable accommodation for their guests in the form of rooms equipped for this purpose only, excluding all the usual services provided by hotels usually - they are rented for a temporary period against daily rent at specific prices.
Chalets and Rest Areas	Hotel facilities that equip chalets, cottages, cabins and rest areas and provide them with all the tools and means necessary to stay in them for temporary periods and may provide other services such as other familiar hotel services.
Private Villa	A separate or semi-detached building dedicated to all its floors for the accommodation of one family only. It has a ground entrance and includes at least three living spaces, a hall and their services. It is considered the main building in the residential plot and has a separate car park in addition to independent outdoor spaces.
Block	A building attached to or detached from the main villa and its use as a secondary or complementary to the use of the main building.
Investment Villas	A complex of private villas connected or semi-connected to each other, for rent or investment, and outdoor spaces and recreational services may be shared.
Staff Accommodation /Collective Housing	A building used as a place for collective accommodation for a number of people who belong to a specific entity (university, boarding school, hospital, company ....).
Labor Housing	A building used for collective accommodation for workers.
Residential Apartment	Part of a residential building that includes one or more rooms with a lounge designed and prepared for the accommodation of a person or several people, includes a place to prepare food (kitchen), it includes at least one bathroom, and it forms a separate rental unit.
Studio	Part of a residential building that includes a room and includes a place to prepare food and a bathroom, and this part constitutes a separate rental unit.
Office	The place designated for practicing office activity.
Kitchen	An enclosed space dedicated to make and prepare food and beverages.

Open Kitchen	An open space intended for the purposes of making and preparing food and beverages.
Pantry/Preparatory kitchen	A place to prepare food and drinks (snacks) which is not a substitute to the main kitchen in the residential units.
Guard Room	A room, unit or residential space to be built on the same plot on which the main building is located, or located inside the building and designated for the accommodation of the guard and includes a bathroom and is allowed to be attached on the main wall.
Maid Room(s)	Adjacent or separate room or rooms built on the same plot on which the main building is built and designated for the accommodation of maid's of the building's occupants.
Store	A roofed part of the building used to store things.
Car Parking	A building designated for parking cars and storaging them, which can be with or without a roof.
Arcades (Liwan/ Riwaq)	A continuous roofed corridor to any building, open to a street or an open courtyard or linking more than one building and including external columns towards the street or the courtyard.
Iwan	A deep space, surrounded by walls on three sides, and open on one side towards the outside air.
Canopy	Cover protruding from the wall of any building or cover standing on columns for the purpose of protecting any doorways, windows, or corridors from rain or sunlight.
Larache (Pergolas)	Canopies with a non-solid roof have openings and are usually built for architectural or climatic purposes.
Veranda	A roofed part outside of the building that overlooks its surroundings and is sometimes used as an entrance to the main door of the building.
Staircase	It is a part of the building inside which the stairs are located, and it is closed with a door.
Waste Collection Room	A place or room for temporary storage of waste in preparation for its transportation outside the building for disposal.
Waste Room (Garbage Room)	A room that precedes waste dumping openings on frequent floors that exceed three floors above the ground floor and connects to the waste pipe to transfer it to the collection room on the ground floor, or a room in small plots of land on each floor instead of the dumping pipe.
Balconies	Covered or uncovered projections from the external vertical walls of the building and accessed to within the building itself.

Ornamental Elements	They are the elements that are added to the building to achieve aesthetic, expressive or symbolic purposes.
Lighting And Ventilation Openings	An opening that provides lighting or natural ventilation, or both, for any facility in the building, and is located on any ceiling or external wall.
Secondary Ventilation (Cross Ventilation)	It is the ventilation that is provided through an opening or a Courtyard for rooms that are more than three times their width, in order to reach ventilation and natural light to the internal parts of them.
Internal Courtyard	It is a space (void) connected to the outdoor air from above and surrounded by buildings on three or more sides and overlooked by rooms of one or more residential or office units.
Outdoor Courtyard (Pocket patio)	It is a patio or an inner courtyard open to a Sikka or Street
Shaft	It is a space connected to the outdoor air from above and surrounded by buildings on three or more sides and overlooked by Utiliity Facilities only
Utility Shaft (Duct)	An enclosed ducts through which the utility pipes pass, and it has access openings for maintenance.
Building Coverage Ratio (BCR)	The ratio of the Building Area divided by the Land Area.
Setback	The horizontal distance between any front, side or back line of any plot and the nearest wall or projection of the building on which it is standing.
Building Projection	Any part of the building protrudes from the vertical level of the external walls from the floor below this part, and the projection often starts from the first floor after the ground floor or after the ground floor and the mezzanine, if any.
Building Height	The vertical distance measured from the approved design level to the highest point in the building, and includes the roof parapet or the staircase room ceiling, mechanical equipment or utilities on the last roof.
Floor Area	The total area covered in the building that is measured between the external surfaces of the building's boundaries, including porches, balconies and projections, as well as any other roofed parts such as parking lots, corridors, skylights, unloading places, utilities floors, swimming pools and any other facilities in the plot and is completely covered with reinforced concrete slab or equivalent.
Net Area	The area utilized from the building without calculating the area of services, such as corridors, distribution halls, stairs, walls, elevators, toilets, etc.

Floor	Part of the building located between the Finish Floor Level of any floor and the Finish Floor Level directly above it.
Basement Floor	A floor in the building, part of which is not less than half of its height under the approved design level, the basement is considered a ground floor in the measurement of height or floor area if its ceiling level exceeds (1.50) m from the approved design level to calculate the ground level, and it must be well isolated against moisture and water leakage according to Approved Technical Specifications.
Ground Floor	It is the first floor in the building and its Finish Floor Level is higher than the approved design level.
Mezzanine Floor	A partial or complete floor located between the ground floor and the first floor, and its use is either complementary and dependent on use on the ground floor, or it can be used separately used as offices or services.
Typical Floor	It is a floor similar to the floors, or the floor that follows it or before it or with both of them, usually located above the ground floor.
Last Floor	It is the last floor in the building according to the heights specified in the map attached to the Land Use Classification and Codification System in the Emirate or the Special Approvals, and it is located directly below the roof floor.
Roof Floor	Part of a floor located above the last floor of the building and is usually used for elevator machine rooms, stairs, mechanical and electrical service rooms, water tanks, and some cosmetic canopies (Pergolas) or swimming pools, gymnasiums and their related services.
Mechanical Services Floor	It is the floor that is completely devoted to the placement of Electrical and Mechanical Devices and Equipment for the building, it is designed in a way that suits the purpose of its use only and in accordance with Technical Committee Approval, and it is not permitted to use any part therein for other purposes.
Floor Hight	The distance from Finish Floor Level till the Finish Floor Level of the Next Floor.
Net Floor Height	The net distance from Finish Floor Level Tiles to its the back of the roof slab
Ground Level	It is the average ground level at the intersection of the surface of the land with the middle point of the walls of any building. In the case of the walls adjacent to the Sidewalks, the level of the ground is measured from the Sidewalks.

Floor Level	The height of the Finish Floor Level of the floor above the approved design level.
Bench Mark	It is a mark that is fixed on a fixed non-moving part, and it represents a known point of coordinates according to the Survey Reference of the Emirate, and the Coordinate System adopted and is based on it to determine the locations and levels of other points on nature or maps.
Design level	It is a value representing the height of a point on maps, attributed to a Reference Level (Average Sea Level) according to the Emirate's Vertical Reference.
Approved Design Level	It is the design level usually specified for the Main Gate at the entrance to the land from the side of the main street, according to the Survey Reference of the Emirate and according to it all the different levels of the building are assigned.
Drilling Level	It is the average levels of flat ground points representing the level on which the foundations of the facility will be constructed.
Parapet	A wall or barrier of any material approved by the Concerned Administration around the perimeter of the building surface for the purpose of public safety and protection, and sometimes to hide the equipment and air-conditioning equipment or any other equipment.
Advertisement Board/ Billboard	Any definition, description, drawing, or any other means that is installed, written or drawn, directly or indirectly, on any building, facility or plot for the purpose of drawing attention to any activity, products, etc.
References and Standards	The Technical References and Specifications needed by the Consultant, Contractor, Laboratory Technician, and everyone who assumes the responsibility of design, implementation and testing of Building Materials and Elements, and any other International Standards approved by the Department.

Article (2): Scope of Application

The provisions of this regulation, the conditions and standard specifications "codes" and the references referred to therein shall be applied to all construction works, buildings in the Emirate.

Article (3): Interpretation of Regulations

When any dispute occurs about the interpretation of any of the Technical Items mentioned in this Regulation, or the existence of unclear Specifications or Standards, the Technical Interpretation issued

by the Competent Administration through the Technical Committee is the approved interpretation of this item or specification.

Architectural Requirements

Article (4): Planning Determinants

No building is permitted to be erected on any plot unless it conforms to the planning requirements issued by the Concerned Administration. In light of these requirements, the number of floors that make up the building, the permitted height, the type of intended use for it, its external setbacks, the required parking lots, the building percentage and the floor ratio in it are also determined.

Article (5): Areas

The area of all the covered parts is calculated on each floor regardless of the use under the ceiling. The area is calculated from the outer boundaries of the roof slab of each floor, except for the ground floor area of Investment Residential Buildings and commercial housing buildings, which is calculated on the basis of the outer walls of the ground floor.

First: Residential Buildings Requirements

Article (6) Private Housing

6.1 Built Up Ratio

1. Built up Ratio should not exceed (65%) of the plot area, and the remaining (35%) is devoted to open and recreational spaces, such as green areas, entrances, car parks, an uncovered swimming pool, children's play areas, etc. . It is permissible to cover (50%) of these open and recreational areas with open sunshade made of light materials such as a tent, hair tent, an interior canopy or a temporary majlis.
2. Built up Ratio must not be less than (10%) in the granted plots, except for large plots (> 3600 square meters), so the minimum Built up Ratio will be (5%) of the area of these plots.

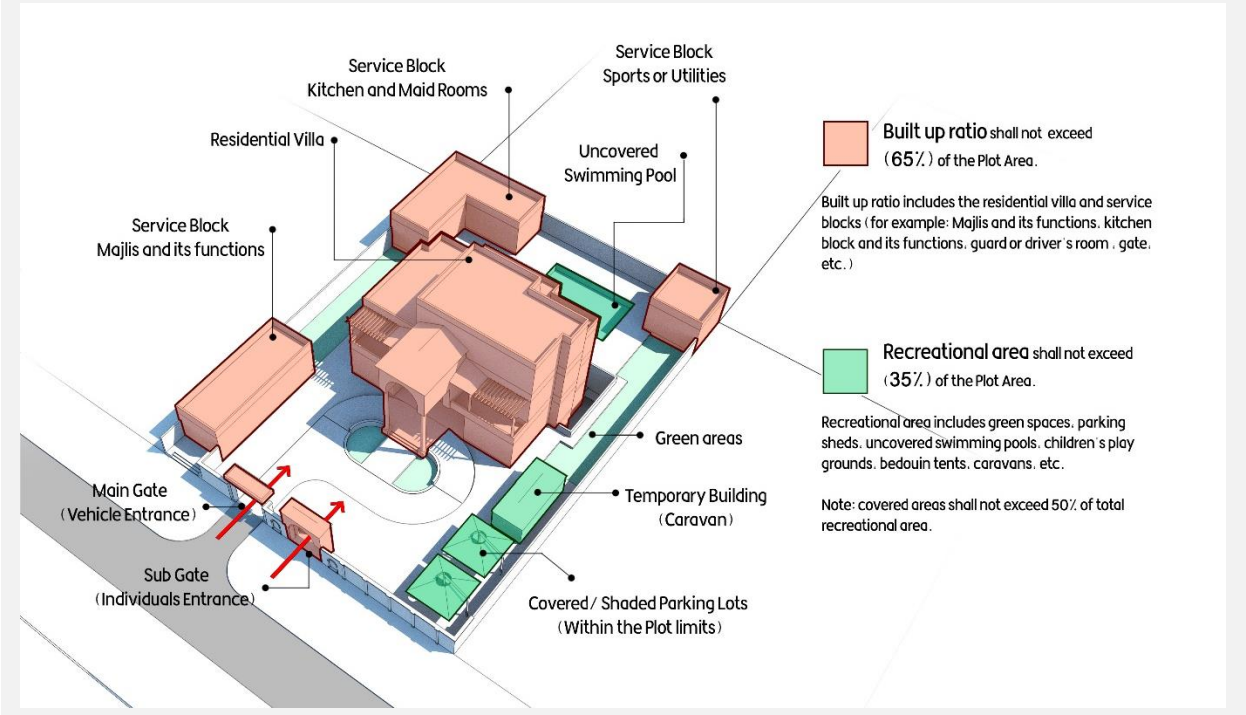


Figure No. (1) Built up Ratio of the Private Housing Plot

3. Built up Ratio includes all the following buildings:
    a. Residential Villa

It is permitted to build one Residential Villa for each plot, and it includes at least three living spaces, a hall and their services, and it is considered the main building in the residential plot. It is not permitted to have multiple Residential Villas within the same plot.

b. Service Block

- Service blocks (Kitchen and its facilities - Maid's rooms and their facilities - /Laundry - Electricity Room - Store - Utilities Rooms (if any) - Swimming Pool -Pumps Room - GYM - Garage).
- Hospitality Extension (Majlis).
- Gate Extension.
- Guard Room Extension and its facilities.

With the exception of the uncovered swimming pool, and uncovered entertainment equipment such as children's play are and open sunshade, made of light materials, with no more than 50% of the open area.

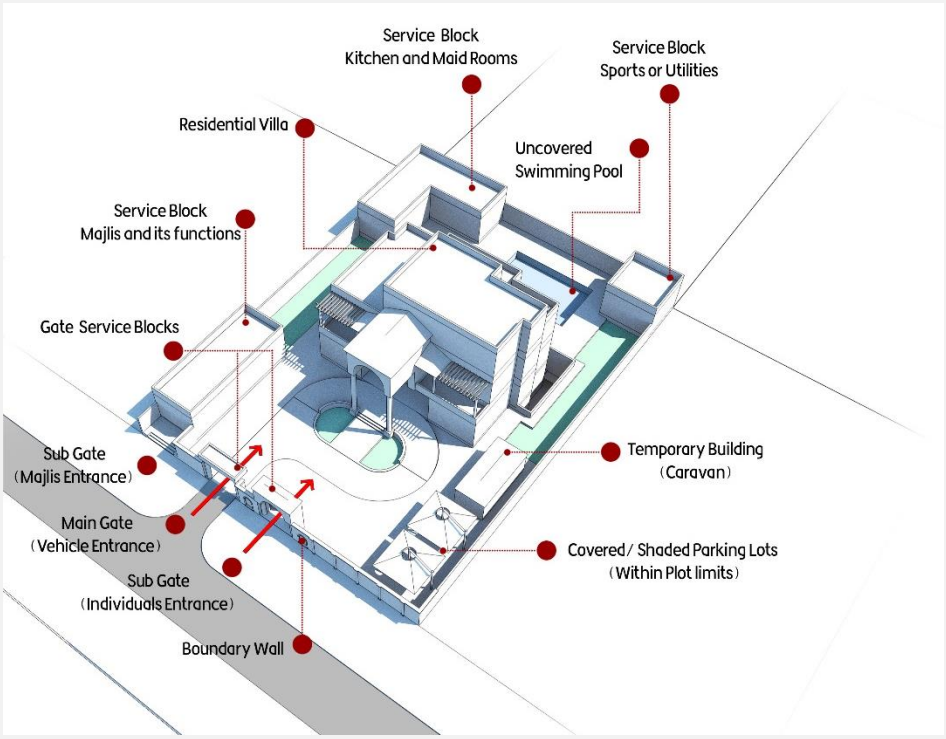


Figure No. (2) Components of Private Housing Plot

6.2 Setbacks

Table No. (1) shows the minimum Setbacks for Private Housing.

	Building	Minimum setbacks from plot boundary	
		Street	Neighborhood and other Boundaries
1	Residential Villa	(2.00)m	(1.50) m
2	Majlis Extension/ Guard Extension	N/A	N/A
3	Service Block	(1.50) m	N/A

1. The minimum Setback for the Residential Villa should be (2.00) meters from the boundary of the plot on the street side, and not less than (1.50) meters towards the neighborhood and other borders
2. Internal Setback between the Residential Villa and the blocks, or between the blocks to each other, must not be less than 1.50 m.
3. The minimum Setback for Service Blocks must be (1.50) m from the boundary of the plot towards the street side, and it is allowed to build the Service Block on the boundary of the plot without any setback towards the neighborhood (Neighbor's Approval is Not Required), and the other borders provided that there are no openings towards the neighborhood and the rain water is not drained towards the adjacent plot.
4. It is permitted to build the Majlis Extension, Driver's Extension and Garage Extension on the Boundry Wall overlooking the main façade of the plot and the streets without Setback and in harmony with the design of the Boundry Wall, provided that the occupancy ratio does not exceed (50%) of the length of the façade of the concerned Boundry Wall.
5. It is permitted to build Majlis Extension, Driver's Extension or a Garage Extension on the front plot boundary without Setback, whether as a part or as an extension of the villa, taking into account the Setback of the First Floor according to the Requirements.
6. Windows or Service facilities (bathrooms, kitchens, air-conditioning vents) should not be opened on the street or on the Sikka, and the air-conditioners must be internal in the event that the blocks are built on the edge of the plot without Setback.
7. The blocks must be placed in strip attached to the Boundry Wall, or in the form of a letter (L), or with sufficient Setback to provide ventilation and lighting for the elements overlooking it, or to place the air conditioners in accordance with the decision of theTtechnical Committee.
8. In case that the blocks are combined with the villa, the conditions set for the Setbacks of the Residential Villa shall be applied, starting from the outer boundaries of the building after the merger. It is also permitted to link the block with the main building by a roofed corridor with a width not exceeding (3.00) m and a height not exceeding the height of the block.
9. With the exception to Pergolas and Uncovered Parking Lots, it is not permitted to build any structures without the required Setbacks.
10. When applying Setback from the streets, sikka, neighborhoods and other borders, various utilities infrastructure must be taken into account and the Structural Design does not allow any Structural Elements to emerge outside the boundaries of the plot.
11. Setbacks must be adhered to in a manner that does not conflict with the Planning Requirements issued by the Concerned Administration and Land Use Classification and Codification System in the Emirate.

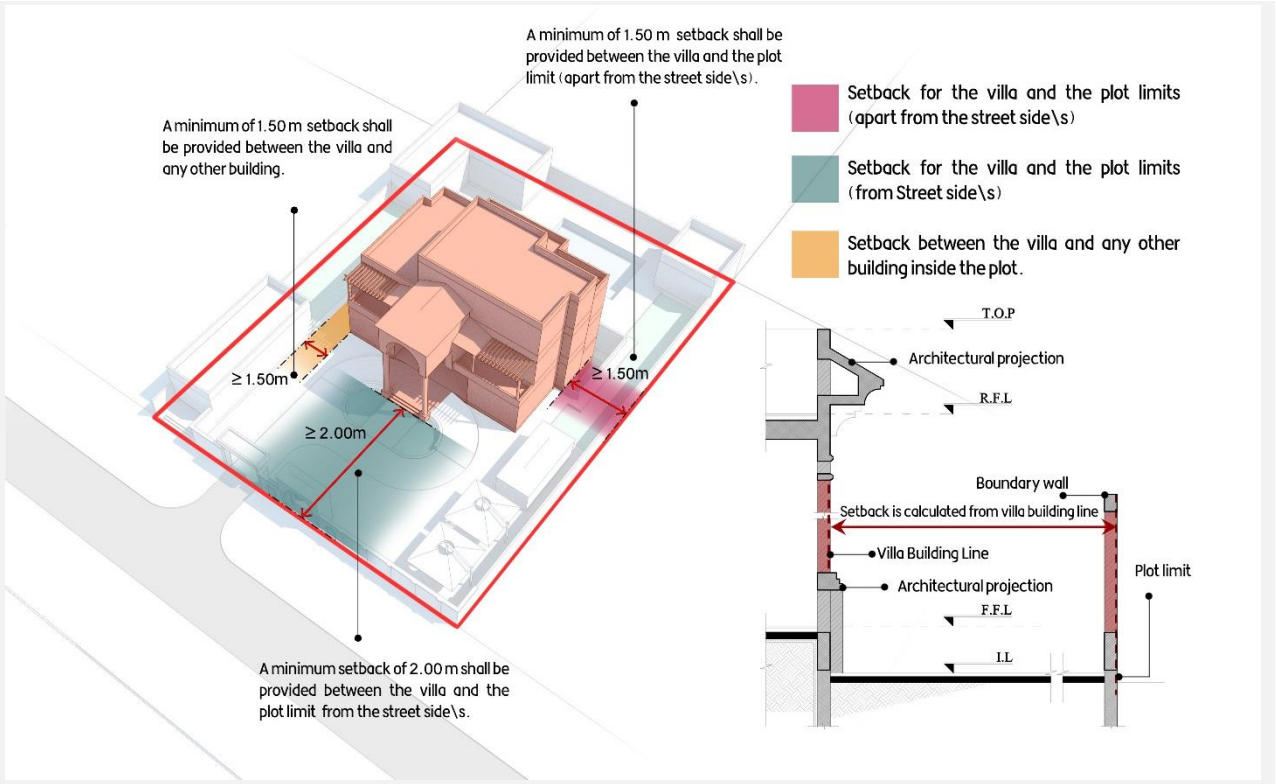


Figure No. (3) Stebacks of Residential Villa

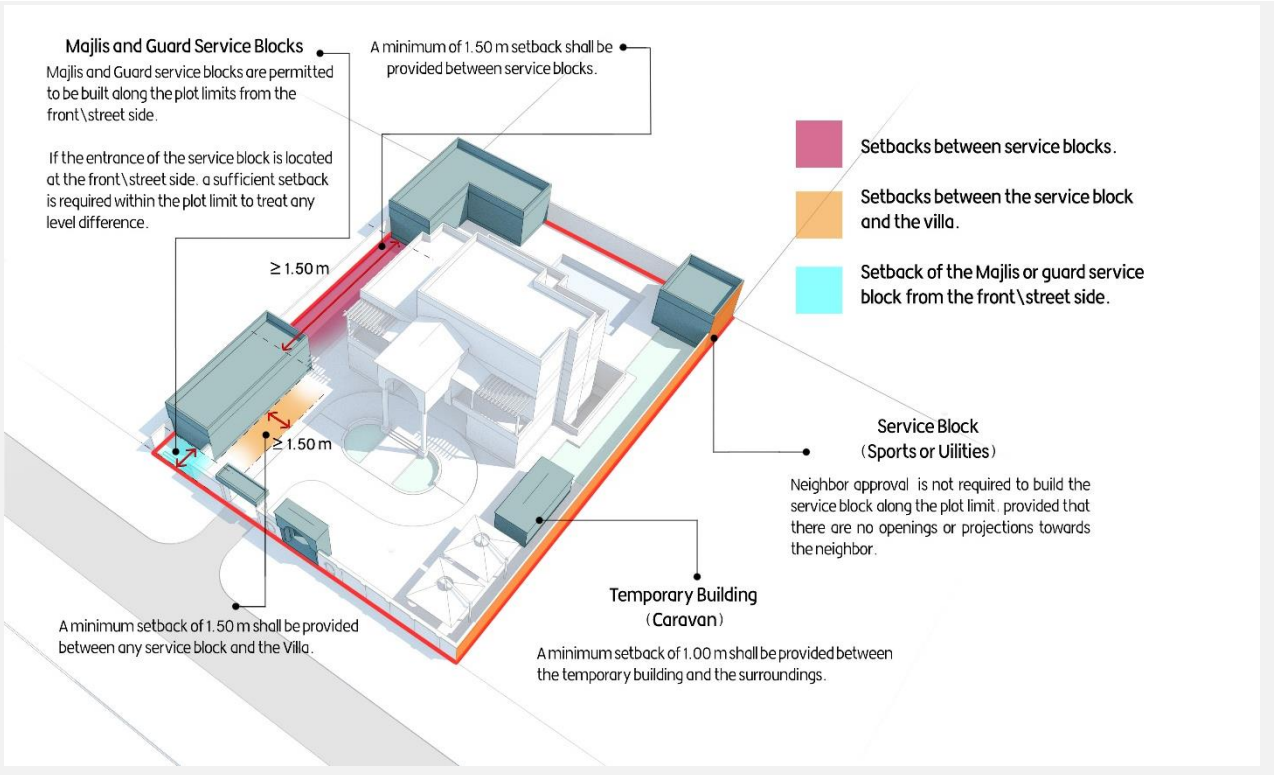


Figure No. (4) Setbacks for Service Blocks

6.3 Levels, Heights and Number of Floors

1. The Ground Floor's Finish Floor Level for Residential Villas and Blocks should not exceed (1.50) meters from the Approved Design Level towards the street opposite the main entrance and not less than (0.45) meters from the Ground Level outside it. The Majlis and Guard Room attached to the Boundry Wall are allowed to have a level not less than (0.15) m from the Sidewalk Level outside the plot.
2. In case that the plot is located on a street , two or more streets of different levels - the Drilling Level must be assigned to the Blocks neighboring to the boundaries of the plot of the Lower Design Level between the two neighboring plots (if the difference in the level between the two plots is less than (1.50) m).
3. The villa is permitted a ground floor, first floor, a roof in addition to the basement, and the blocks are only a ground floor and a basement.
4. The maximum external height for the blocks should not exceed (6.00) meters on the side of the streets, sikkas and the neighborhood.
5. The maximum Net Height of the Roof Floor shall be (4.50) meters in case of a Ground Floor Villa, for the possibility of transferring to First Floor in the future.
6. The height of the parapet in buildings should not be less than (1.00) meters after the final finishing and the various layers of insulation, and not more than (2.00) m, except in cases of Architectural Façades Aesthetics and according to the approval of the Competent Administration in the Department.
7. The Net Internal Height of each floor shall be measured from its finish floor level till the bottom of its roof slab shall be according to Table No. (2) and Figure No. (6).

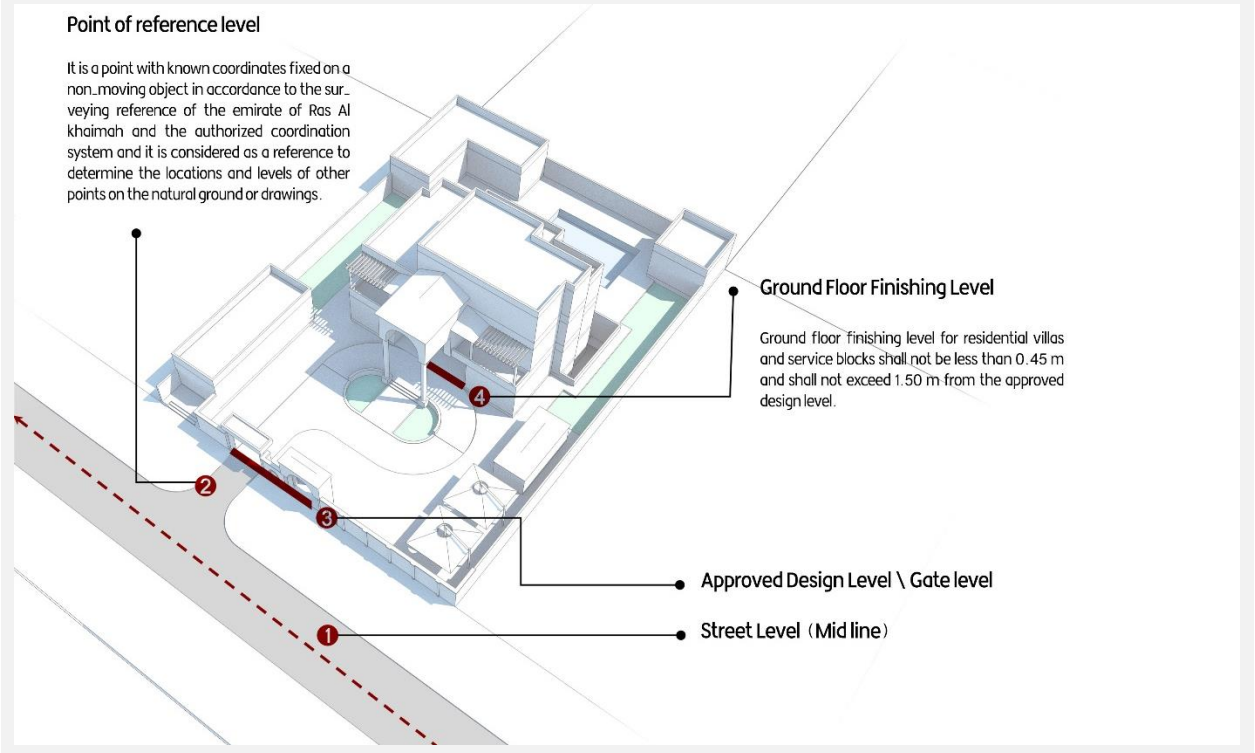


Figure No. (5) shows Levels of Residential Villa

Table No. (2) shows minimum and maximum Net Internal Height for Residential Uses

	Floor	Minimum Net Height	Maximum Net Height
1	Residential Floor	(3.00) Meters	(4.50) Meters
2	Basement Floor	(2.70) Meters (Net Area under Beams and Hanging Utility Lines)	(3.50) Meters
3	Roof Floor	(2.70) Meters	(3.50) Meters / (4.50) Meters for Ground Floor Villa Only
4	Net Height Under the Stairs	(2.40) Meters if used as an Entrance (2.70) Meters if used as a Usable Space	N/A

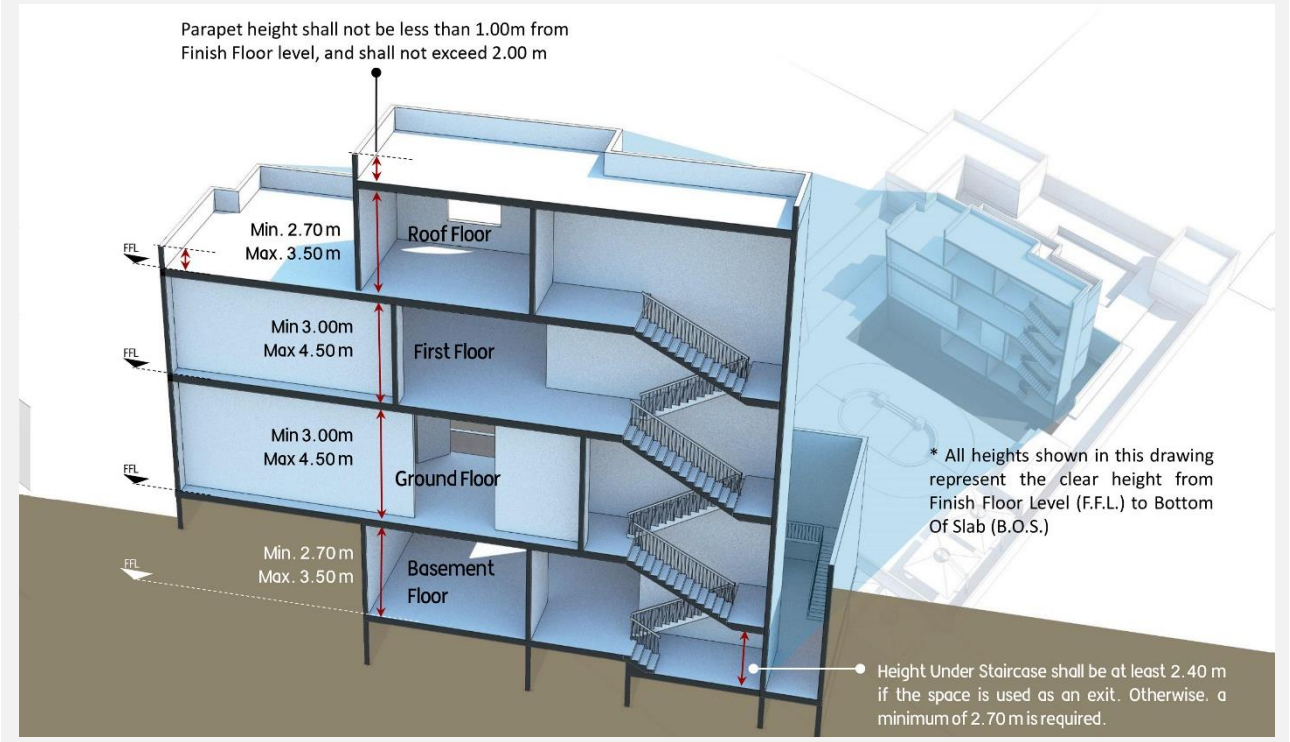


Figure No. (6) shows Net Heights for Residential Villa Floors.

6.4 Services Blocks

It is permitted to construct additional blocks belonging to the Residential Villas, provided that they are Service Blocks with a maximum of (6) Blocks and not exceeding the specified Built up Ratio for the plot:

1. Majlis Block and its facilities.
2. Kitchen Block and its facilities.
3. Guard/Driver Room Block .
4. Gate or Garage Block.
5. Sports Block and its facilities.
6. Utility Block such as an Electricity Room upon request from the Concerned Authority or a Pool Pump Room.

Only two bedrooms are allowed for Majlis and Kitchen Blocks, provided that the following is adhered to:

1. The use of the blocks is limited to Servicing Purposes of the villa only and may not be used separately or for Commercial Purposes. It is permitted to use the roofs of the blocks to place water tanks, air-conditioners, etc. , and it is not permitted to make main stairs that lead to the surface of the blocks adjacent to the neighborhood.
2. The area of blocks shall not exceed (25%) the plot area in case of vacant plots.
3. Total Service Blocks Area should not exceed (70%) of Total Ground Floor area of the Villa.
4. The main distribution element for service spaces should be corridor, liwan, or lobby.

5. The gate shall be considered as an block if it has a roof with a width of not less than 1 meter. The gate shall not be considered a building if it is consisting of aesthetic columns without a roof.
6. It is permitted to build an extension to the first floor as an expansion of the Residential Villa over the Majlis or Blocks according to the following conditions:
    - It is permissible to make an extension to the villa over the blocks attached to the Boundry Wall, taking into account the Setbacks of the Residential Villa as shown in Clause (6.2) and Table No. (1).
    - All applicable conditions apply, and what applies to the Residential Villa in this case applies to the Block.
    - Entry for this expansion / addition is required to be only through the Residential Villa .
7. The Sports Block building consists of a GYM, a bathroom and a changing room, provided that the GYM Area is not less than (70%) of Sports Block Area

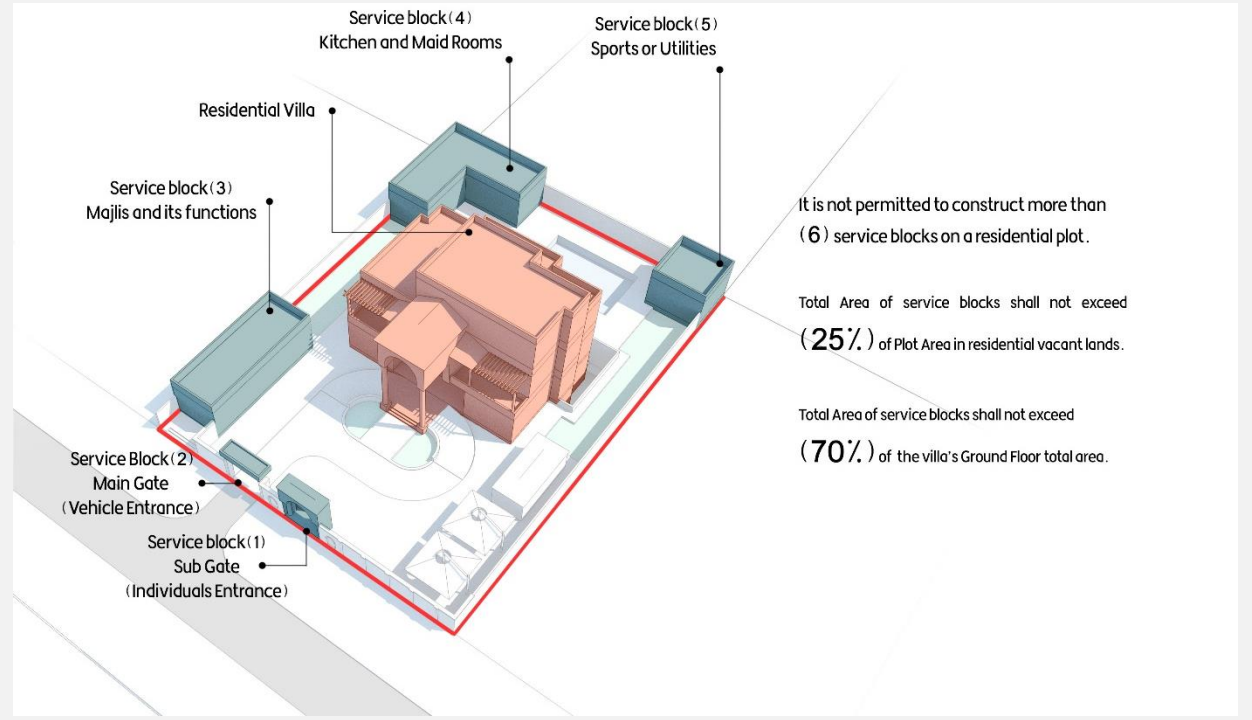


Figure No. (7) shows Number of Service Blocks attached to the villa and the Ratio of their areas.

6.5 Basement Floor

1. It is permissible to build one floor for one basement, with minimum setback of Front Building Line for Rsidential Villas being (2.00) meters from the boundary of the plot on the street side, and no less than (1.50) meters towards the neighborhood and other borders.
2. The basement floor may not be used for housing or living purposes, and its use is restricted only to the following purposes:

- Parking Lots and Building Uitilities (electricity, communications, water tanks, pumps and so on).
- Residents Services (Laundry/washing room, drying clothes, swimming pool, health club and their auxiliary services, children's play area, GYM, etc.).

3. If there is a kitchen on the basement floor, openings must be provided through acceptable architectural treatments that provide ventilation and natural lighting through open areas or a yard where the minimum side length is not less than the height of the part located below the approved design level.
4. Take into account the connection of the basement to a staircase from within the villa / block, and at least one external courtyard must be provided for the purposes of escape and rescue in case of fire or emergency. If the height of the yard exceeds (1.20) m, the length of the lowest rib is not less than the height of the part under the approved design level of the plot, with the necessity to provide an emergency secondary exit separate from the building's escape stair and follow Article No. (38) of this Regulation, which regulates the number of stairs and their specifications.
5. Precautions must be taken to prevent leachate from leaking from the walls or floors of the basement or rainwater drainage from outside the basement into it.
6. The basement floor may not be used separately from the villa, and the general requirements for the basement must be followed in Article No. (25) of this regulation.
7. If the basement or part of it is used as car parks, the conditions approved in Article No. (30) of this regulation shall be applied regarding determining the dimensions of the car parks, the inclinations and width of the slope leading to the basement floor.

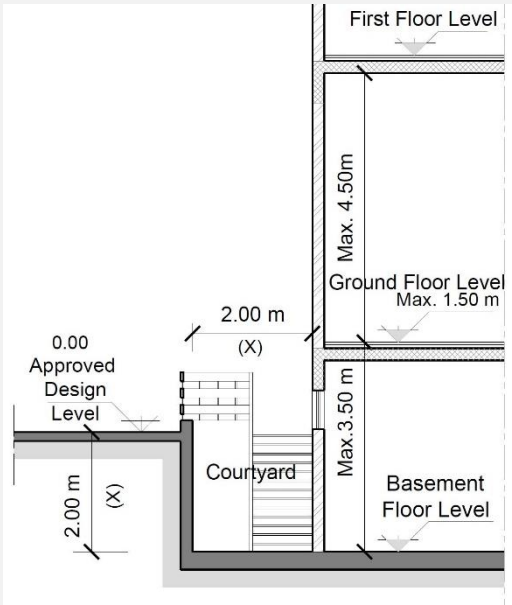


Figure No. (8) Ventilation and Emergency Requirements for the basement of Private Housing.

6.6 Roof Floor

The following conditions and specifications shall be considered for the Roof Floor:

1. The Roof is designated for building Elevator Equipment Rooms, Stairs, Water Tanks, Pump Rooms, Electricity, Communications, Air-conditioning Equipment, some Aesthetic Canopies (Pergolas) and Swimming Pools. It is also allowed to establish gymnasiums and other service uses approved by the Competent Authority.
2. It is permitted to build Residential Rooms on the roof within the specified percentage for it.
3. The area of the roof floor shall not exceed (50%) of the total area of the first floor, and this area shall include all constructions on the roof floor, and that its structure shall be of reinforced concrete or its equivalent, and that its setbacks shall not be less than (1.50) m from the front of the building.
4. A lobby must be added in front of the elevator in the event that it ascends to the roof floor while closing it tightly to protect it from rainwater and various weather conditions.
5. Roof / rain water may not be drained outside the boundaries of the plot.
6. A swimming pool is permitted to be built on the roof floor with its pergolas, and it is not included in the calculations of the percentage of the construction area if it is not covered, and the swimming pool is excluded from the setbacks condition and it is taken into account that the height of the swimming pool does not exceed (2.40) m of the surface level and the net does not exceed The height of the gymnasium and residential spaces is more than (3.50) m.
7. It is not permitted to place any constructions above the roof level of the roof floor or the level of the swimming pool, with the exception of the elevator room as a minimum, as well as water Tanks and Central Air Conditioning Equipment.

Figure No. (9) Constructions Space on Floors for Private Housing and Ornaments.

6.7 Ventilation and Natural Lighting

- It is necessary to provide Ventilation Openings and Natural Lighting for all living spaces overlooking an open area directly or through an internal or external courtyard, and the area of the Ventilation and Lighting Openings shall be as stated in Article (27).
- The width of the external courtyard "outer patio" should not be less than (1.50) meters, in case the depth of the external courtyard exceeds (1.50) meters.
- In case of that internal courtyards are used to provide lighting and natural ventilation, they must fulfill the conditions set forth in Article No. (28).
- Cases of not counting the openings overlooking the external courtyard from among the openings designated for ventilation and lighting the living spaces:
    - If the distance between the farthest point in the window and the boundary of the building is greater than the distance between the two opposite sides of the outer courtyard.
    - If the projection or extension of the building or part thereof over any opening has a distance greater than the net vertical distance between the lower boundary of this opening and the protrusion ventral.

6.8 Boundry Walls (Walls)

1. The walls must be built on the boundaries of the plot from all directions, including all construction work, and aesthetic projection is allowed, as stated in Item No. (6.14), and in the event that a wall is not built from the neighborhood is required to obtain the neighbor's prior approval.
2. It is not permitted to create internal dividing walls within the Private Housing Plot.
3. It is permitted to set the wall inside the plot from the street side with the aim of making an architectural treatment or difference of the level of the entrance to the Majlis Extension or the Guard Extension for the Approved Design Level or for an Aesthetic Purpose.
4. The height of the wall must not exceed (4.00) m from the approved design level and be no less than (2.20) m. In the event that there is a high level of the floor with the setbacks attached to the wall, the minimum wall height must be achieved from this level.
5. It is not permitted to make any service openings overlooking the outside of any blocks or buildings located on the wall or any entrances except for the entrance and windows of the Majlis, the Guard Extension Window, the entrances for individuals and cars overlooking a street and the windows of the living spaces overlooking the sikka.
6. An Electricity Room may be built on the front wall, and it may be connected to an blocks of the same height.
7. In order to premit the Boundry Wall for Residential Plots allocated with a Regular Grant, the roof of the permitted building must be poured with a Built up Ratio of no less than (10)% of the plot area.
8. A retaining wall must be constructed on the plot limit, in case that the level difference increases more than (1.50) m, according to the Level Certificate issued by the Concerned Administration. The Competent Administration may request to construct a retaining wall when there are differences at a lower level depending on the nature of the site

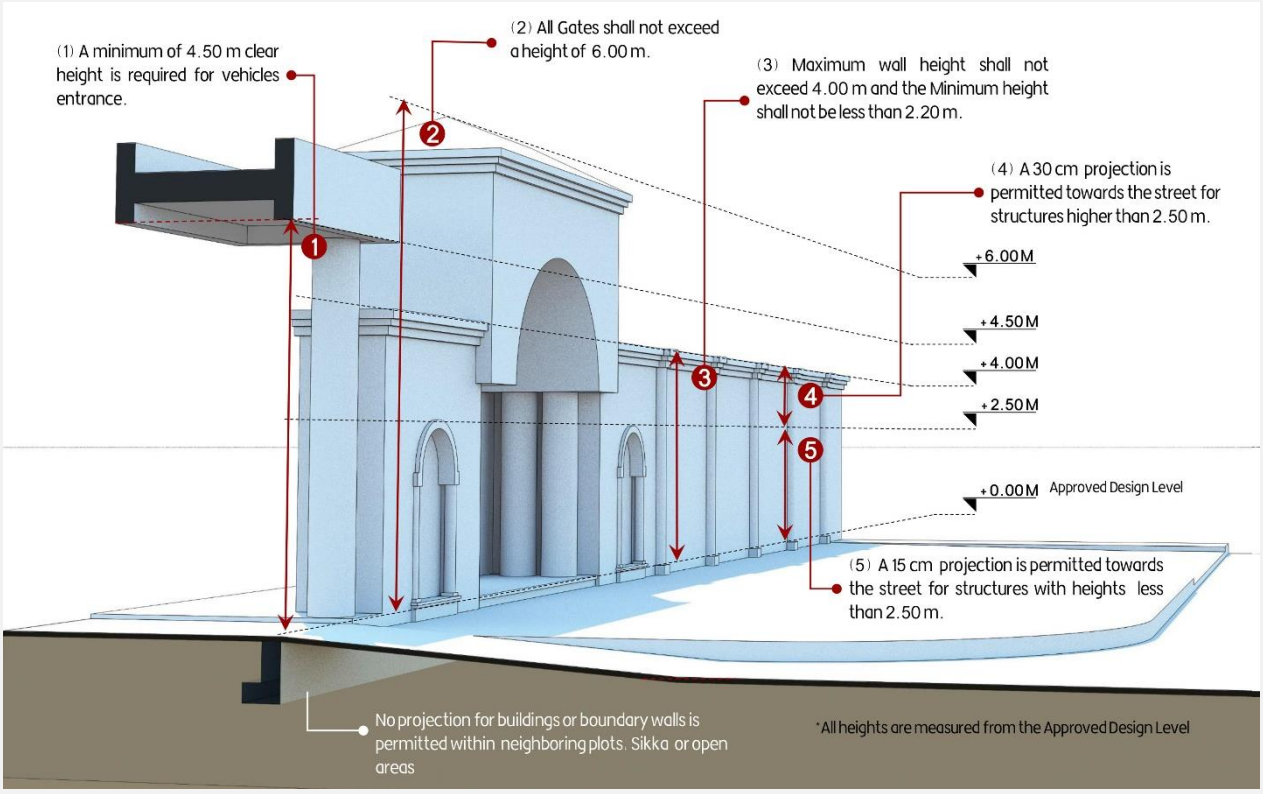


Figure No. (10) Residential Villa Wall (Boundry Wall) Requirements

6.9 Entrances, Gates and Parking Lots

Locations of Entrances and Gates to the plots shall be determined according to the Planning Requirements issued by the Concerned Administration, subject to the following requirements:

A. Car Entrance

- The net width of Car Entrance should not exceed (6.10) meters and not less than (3.00) meters,the minimum net height of the canopy (roof) of the main gate is (4.50) meters and the maximum total height is (6.00) meters. An approval of Civil Defense is required in case of reducing the height of the gate to less than 4.50 meters.
- If the Planning Conditions do not mention the locations of the entrances and gates, only one entrance for cars is allowed on the main street or on either side of the plot overlooking the corner of two main streets only.
- The entrance to the cars must not be opened to broken corners of the ground "chamfered edges" and a distance of not less than (4.00) meters should be left from the chamfered edge to provide a clear view during traffic movement.

- Cars Entrance location is subject to the Planning Requirements of the Region, and the approval of the Competent Administration in the Municipality is obtained in accordance with the followed standards.

B. Individuals Entrance

- Individuals Entrance width shall not be more than (2.00) m and no less than (1.00) m.
- Only (2) Pedestrian Entrances are permitted towards the street opposite the main entrance, and only one Pedestrian Entrance is permitted from the other streets and sikkas.
- It is not allowed to open any entrance outside the boundaries of the plot.

C. Parkings Lots

A minimum of (2) parking spaces must be provided within the parcel.

6.10 Stairs

- A single staircase that connects all the floors from inside the villa is only permitted. It is allowed to be of any acceptable Construction Material and subject to the approval of the Competent Administration, and in all cases it must be fire-resistant for at least two hours.
- It is required that the cladding of the stairs be of a fire- resistant material.
- Requirements mentioned in Article (38) of this regulation shall be applied.
- An external stairs made of metal materials for maintenance purposes is only allowed to reach the highest level of the roof of the villa and the blocks, and it is required that it is not located on a façade overlooking a street.

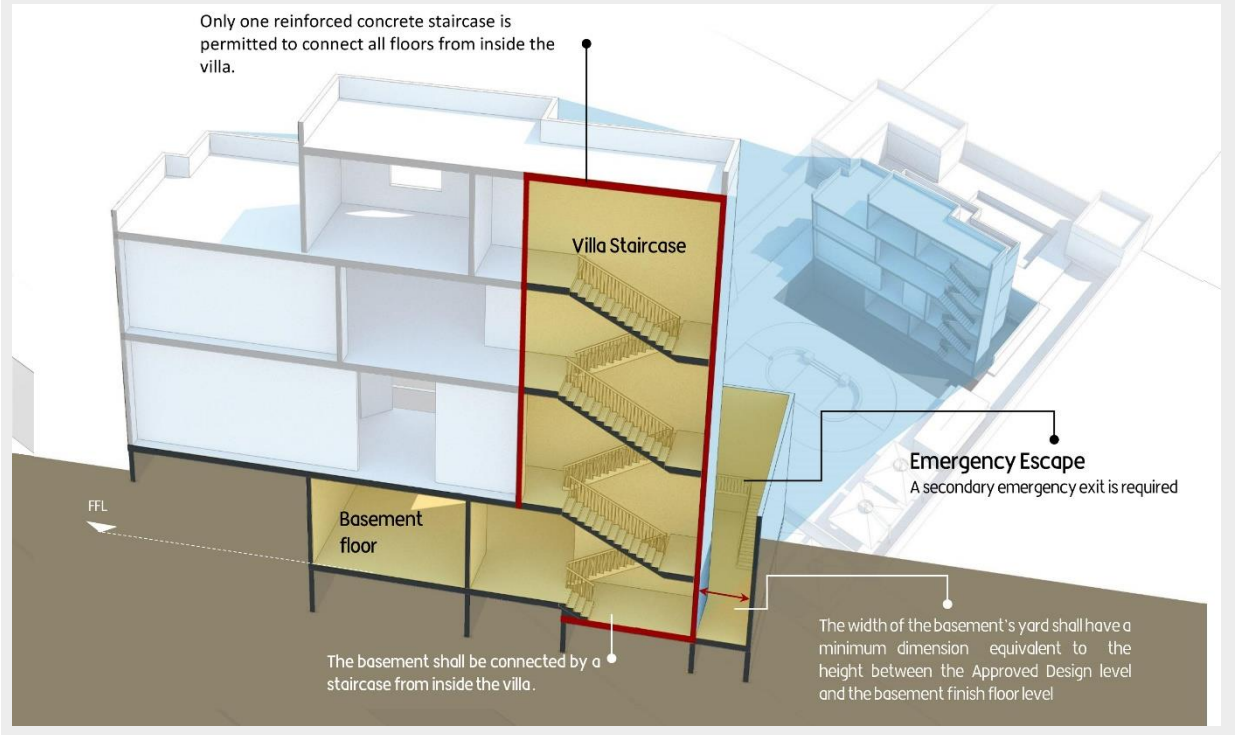


Figure No. (11) Residential Villa and Basement Stairs Requirements

6.11 Corridors

Net width of the internal corridors between rooms and residential spaces shall not be less than (1.20)meters.

6.12 Areas and Dimensions of Spaces

Floor area and dimensions of any space or room in the villa and blocks shall not be less than what is mentioned in Table (3).

Table No. (3) shows the minimum permissible spaces and dimensions for spaces, services and residential rooms

#	Space	Minimum Area (m2)	Minimum Dimension (m)
1	Living Room/ Dining Room	12.00	3.00
2	Bedroom	12.00	3.00
3	Office	10.00	2.50
4	Kitchen (Open kitchen)	7.00	2.50
5	Pantry/Preparatory Kitchen	4.00	1.80
6	Guard/ Servent Room	7.00	2.20
7	Bathroom / Guard- Servent Bathroom	3.00	1.50
8	Toilet	1.80	1.10

*Thickness of all the external walls of the buildings must not be less than (20) cm

6.13 Sanitary Rooms

The villa must be equipped with the necessary Sanitary Utilities Equipment, including bathrooms, toilets and kitchens.

6.14 Projections

a. An unexploited Aesthetic Projection is permitted in the Residential villas and blocks retracements of a maximum of (0.30) meters inside the plot at a height starting from the level of the windows session and no less than (1.00 m).
b. An unexploited Aesthetic Projection of (1.00) meters is permitted for Roof Parapet in Residential Villas.
c. An unexploited Aesthetic Projection of the wall (Boundry Wall) trimmings towards the street is permitted with a maximum of (0.30) m from the plot boundary, provided that its height is not less than (2.50) m from the approved design level, and it is allowed to project the ornaments with a maximum of (0.15) m or below this height.
d. No Aesthetic Projection / Construction Works for buildings and walls (Boundry Wall) outside the plot boundary, towards the neighborhood and other borders are permitted.

6.15 Building Colors and Façades Symmetry

The Public Style (surrounding environmental) must be taken into account in the design of all façades, especially those overlooking the streets and roads in terms of architecture, aesthetics, and urban character, in accordance to the location of the plot and the general appearance, taking into account the harmony between the façades of the buildings and the Boundry Walls.

6.16 Design Requirements

- It is prohibited to divide the Residential Villa into Apartments or Independent Units.
- In case of a desire to make an expansion of the Residential Villa, the link must be a direct main space connection on all floors, with the necessity of making one main entrance to the Residential Villa and commitment to harmonious of the interfaces of the proposed expansion with the original villa façades.
- It is permissible to construct Villas and Service Blocks - According to the nature of the project - from New Modern Construction Systems and under the approval of the Competent Administration. It is possible to combine more than one Approved Construction System to achieve Life Span of the building, and the structural safety priorities, provided that they are all fire-resistant in accordance with the conditions and requirements of Civil Defense.

- When designing and implementing open spaces, courtyards, entrances, roofs and basements in the plot, the Consulting Office is obligated to take the necessary measures to ensure rainwater drainage outside the plot and away from the buildings or the neighborhood and to ensure that water does not infiltrate it from outside.
- When designing services on the roofs of buildings, the Consultant is obligated to take into account the Aesthetics and General Appearance, and it is forbidden to place services on the roof of any building attached to the Boundry Wall unless they are hidden by the surface cycle or aesthetic coverage, and their height is calculated within the building's height.

Article (7): Investment Housing

7.1 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

7.2 Setbacks

1. **Investment Villas:** Setback from the boundary of the land towards the street and the neighborhood must not be less than (3.00) m, and not less than (1.50) m towards the other boundaries. It is allowed to build Services Block on the plot boundary except for the street side, with the exception of the Electrical Transformer Room, according to the requirements of Federal Electricity and Water Authority (FEWA).
2. **Investment Residential Buildings:** Setbacks mentioned in the Planning Requirements issued by the Concerned Administration must be adhered to.
3. General Requirements are referred to in Article No. (22) of this regulation.

Table No. (4) Shows Setbacks for Investment Housing

#	Building	Stebacks		
		Street	Neighborhood	Other Borders
1	Villas and their Blocks (Investment Housing)	(3.00) m	(3.00) m	(1.50) m
2	Buildings (Investment Housig)	According to the requirements of the Concerned Administration		

7.3 Levels, Heights and Number of Floors

1. The level of the ground floor Finish Floor Level shall not be higher than (1.20) m from the approval design level.
2. All Net Heights determined in the Requirements of Floor Heights of the Residential Villas of Clause No. (6.3) of Article No. (6) of this regulation, and according to Table No. (2) and Fig. No. (5) & No. (6) shall be applied.
3. Investment Villas are allowed a ground floor, first floor, and roof, in addition to the basement. The number of floors of Residential Buildings is applied according to the Planning Requirements issued by the Concerned Administration.

7.4 Utilities Blocks

- The construction of Utility Room is permitted only upon request of the Concerned authority, such as the Utility Room on the wall without frontal setback.
- It is permitted to build other Utility Blocks for serving the investment villas complex, provided that the required setbacks are applied as per Table (4) of Clause (7.2) of Article (7).

7.5 Basement Floor

1. **Investment Villas:** it is permitted to build a basement on the building area designated for the ground floor, taking into account the requirements of the basement floor for Private Housing.
2. **Investment Residential Buildings:** It is permitted to build the basement floor on the entire plot, provided that the basement slab level does not exceed the parts outside the boundaries of the ground floor, the approved design level and adherence to the specified net height. Building outside the approved building line is not permitted, with the application of the conditions approved in Article (30) of this regulation regarding determining the dimensions of Car Lots, Inclinations and Width of the Slope leading to the Basement.
3. General Requirements for the Basement in Article No. (25) of this regulation must be followed.

7.6 Roof Floor

a. **Investment Villas:** Apply the conditions stipulated for the Roof Floor of Private Villas for item (6.6)

b. **Investment Residential Buildings:** The requirements of Article No. (26) of this regulation shall be applied. It is not permitted to construct Residential Rooms on the Roof and are limited to the services mentioned in the First paragraph of Article No. (26). In addition to allowing a GYM with the following conditions:

- It does not exceed the specified ratio for the Roof.
- Buliding Height should not be less than (Ground + 6 Floors).
- Its area commensurate with the number of occupants of the building, the number of built floors, and the total building areas.
- Taking into consideration the structural design of the GYM floor slab according to the sports equipment used.

- The main stairs must be connected to the Roof, if there are more than one staircase in the building, one staircase must be connected to the Roof.

- For the purposes of urban harmony in the emirate, the following must be done:

- No air-conditioning equipment or ducts are placed on the building façades, and the use of air-conditioning window type equipment is not permitted.
- All air conditioners must be placed on the roofs of buildings and invisibly from outside the building.

7.7 Boundry Walls (Walls)

1. **Investment Villas:** Boundry Walls must be built on the boundaries of the plot with the same requirements as the walls of the residence of Clause No. (6.8) in Article No. (6). In case of a request not to build a wall from the neighborhood, the prior approval of the neighbor is required. It is permitted to construct a wall separating the villas, such that it does not exceed the height of the main wall.
2. **Investment Residential Buildings:** It is not permitted to license a Boundry Wall at any of the boundaries of the plot unless there are Planning Requirements issued by the Concerned Administration.
3. A retaining wall for the cases mentioned in the specifications addressed in paragraph (8) of Clause No. (6.8) of the Regulations shall be taken into consideration.

7.8 Entrances and Parking Lots

1. Locations of entrances and gates to the plots shall be determined according to the Planning Requirements issued by the Concerned Administration.
2. Each Investment Villa is allowed a Main Gate facing the street, provided that a Parking Lot is provided within the plot.
3. Number of Parking Lots required is determined according to the following table:

Table No. (5) Shows minimum number of Parking Lots for Investment Housing

Use	Details	Minimum Number
Investment Villas	Residential Villa	1
Residential Apartments	An apartment of 150 m2 or less.	1
	An apartment of more than (150) m2	2
	Studio	1
People of Determination Parking	Allocating one car park for People of Determination for each (33) car parks.	

4. Conditions specified for Parking Lots shall be applied as stipulated in Article 30 of this regulation.

7.9 Areas and Dimensions of Spaces

All Areas and Dimensions of Spaces for Private Housing in Clause (6.12) of Article No. (6) of this regulation shall be applied. In addition to the studio and bedroom Area, in the following table:

Table No. (6) Shows minimum Area for different spaces

	Type	Minimum Area in m2	Minimum Dimension in m
1	Studio(excluding Services)	18.00	3.50
2	Bedroom	12.00	3.00
3	Entrance Hall for Residential Buildings	Minimum width of Residential Entrance is (2.40) m	

The thickness of the walls separating the residential units from each other and between them and the public corridors must not be less than (20) cm, and the thickness of all the external walls of the buildings must not be less than (20) cm.

7.10 Projections

Requirements of Article (6.14) of Article (6) shall be applied to Investment Villas, and the Requirements of Article No. (23) of these Regulation shall be applied for Investment Residential Buildings.

7.11 Sanitary Rooms

The minimum Sanitary Rooms that must be provided in Investment Housing are as follows:

Table No. (7) shows Sanitary Rooms that shall be available for Investment Housing

	Units	Sanitary Rooms
1	Residential Apartment	Each apartment in the building must be provided with the necessary Sanitary Rooms such as bathrooms, toilets and kitchens. At least one bathroom (or a toilet in the case there is more than one bathroom) that is accessed from outside the Living Rooms.
2	Studio	A bathroom and pantry shall be provided for each studio in the building.

7.12 Stairs

- **Investment villas:** Conditions mentioned in Clause (6.10) of Article No. (6) of this regulation shall be applied.
- **Investment Residential Buildings:** Requirements mentioned in Article (38) of this regulation shall be applied.

7.13 Corridors

1. The net width of Internal Corridors between rooms and residential spaces shall not be less than (1.20) meters.
2. The minimum width of Public Corridors applicable to Commercial Residential Buildings is applied, Table No. (17) Clause No. (10.12) of Article (10) of this Regulation.

Article (8): Labor Accommodation

8.1 Location

1. It is permitted to establish Labor Housing Complexes on plots designated for this purpose or Industrial Lands according to the Land Use Slassification Scheme and Requirements issued by the Concerned Administration and in accordance with the requirements of the Ministry of Labor.

2. In Labor Housing Site - *if it is for singles* - it is taken into consideration that it does not located near to Families' Rresidence, far from girls' Schools and Hostels, nor does it near to any unhealthy places such as factories that produce gases and so on.

8.2 Built up Ratio

1. Specified Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.
2. The maximum area of Labor Housing in Industrial Lands shall be (25%) of the area of Industrial Activity in proportion to the number of workers for the Industrial Activity.

8.3 Setbakcs

1. Determined setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.
2. It is not permitted to build on the plot edge, unless otherwise stated in Land Uses Classification System.
3. If Setbacks are not mentioned in the Planning Conditions, then Setbacks shall be applied as follows:
    - Setbacks from plot boundaries must not be less than (6.00) m from the street side.
    - Setbacks from plot boundaries must not be less than (3.00) m from the neighborhood and the other borders.
    - Internal Setbacks between buildings must not be less than (6.00) m.
    - Labor's Housing Setback from Industrial Building (if any) must not be less than (6.00) m.

Table No. (8) Shows Setbacks for Labor's Housing

Building	Setbacks		
	Street	Neighborhood and other Borders	Industrial and Other Buidlings
Labor Housing	(6.00)m	(3.00)m	(6.00)m

8.4 Levels, Heights and Number of Floors

1. Level of the ground floor tiles must not exceed (1.20) m from the approved design level.
2. Net floor height should not be less than (3) m and not more than (4.50) m.
3. Number of floors shall be determined according to Planning Requirements issued by the Concerned Administration.

8.5 Basement Floor

1. **Labor Housing Plots**: it is permitted to build Basement Floor over the entire plot of land, provided that the basement ceiling/slab level does not exceed the parts outside the boundaries of the ground floor. Building is not permitted outside the approved building line, provided that its use is limited to

building services (stores - kitchens - etc.), with the application of the conditions approved in Article No. (30) of this Regulation regarding determining the dimensions of Parking Lots, Slopes and Width of the Slope leading to the Basement Floor.

2. **Industrial Plots**: It is allowed to create a basement in Labor Housing on the Building Area allocated to the Ground Floor, provided that its use is limited to services for the building (stores - kitchens - etc.). General Requirements for the Basement must be followed in Article No. (25) of this regulation.

8.6 Roof Floor

Roof Floor is restricted to Service Rooms only (elevator room, water tanks, central air-conditioning equipment, etc.). The requirements shall be applied as stated in Article No. (26) of this regulation.

8.7 Boundry Walls (Walls)

- Boundry Walls for Labor Housing must be built on the boundaries of the plot from all sides, provided that its height is not less than (1.80) m and its height is not more than (4.00) m, with the necessity to paint these Boundry Walls in a way that does not distort the General Appearance .
- A separation wall is permitted between the Industrial Activity and the Labor Housing if they are present together on the plot (Industrial Lands), provided that the height of the separation wall does not exceed (1.60) m.
- A retaining wall shall be taken into consideration for the cases mentioned in the specifications addressed in paragraph (8) of Clause No. (6.8) of this regulation.

8.8 Entrances and Parking Lots

1. The requirements for Parking Lots shall be applied as stated in Article (30) of this regulation.
2. Number of parking spaces required must not be less than the following:

Table No. (9) shows Minimum No. of Parking Lots required for Labor Housing

	Detail	Minimum No. of Parking Lots
1	For each (50) workers who live in a specific collective housing	One Bus Stop
2	Each (5) rooms of supervisors or employees	1

8.9 Areas and Dimensions of Spaces

1. Areas and Dimensions of Specaces are applied as in the following table

Table No. (10) shows Areas and Dimensions of rooms for Labor Housing

	Room	Minimum Space
1	Labor Room	(3.00) m^2/Laborer, Number of workers shall not exceed (1-8) persons per room.
2	Dining Hall	(1.40) to (1.60) m^2/Laborer , It accommodates (30%) of total number of workers.

	Room	Minimum Space
3	Common Kitchen	(0.50) m^2/Laborer , a minimum width of (3.20) m^2 and It shall be accommodates (30%) of total workers.
4	Laundry	(0.50) m^2 /Laborer , a minimum width of (3.20) m^2 and It shall be accommodates (30%) of total workers.
5	First Aid / Health Isolation Room	12 m^2
6	Internal Yard	36 m^2 (with a minimum width of 6m)

2. Areas and Dimensions of Spaces that are not mentioned above shall be applied as shown in Table No. (3).
3. Dining Halls must be provided as shown in the above table, and their design must be in accordance with Health Requirements issued by Public Health Administration.
4. It is permissible to construct rooms with independent services (not combined) for the supervisors, at the rate of one room per (40) workers.
5. Internal walls thickness separating the rooms from each other and between them and public corridors must not be less than (20) cm, and the thickness of all external walls of the buildings must not be less than (20) cm.

8.10 Projections

Subject to Article No. (23) of this regulation, the first floor corridors may be projected by (1.50) m within the setback between buildings and external setbacks, and it is not permitted to close these corridors upon emergence.

8.11 Sanitary Rooms

The following should be taken into account in Sanitary Rooms in Labor Housing:

1. Number of toilets must be proportional to the number of workers, with a toilet, washbasin and shower for every ten workers.
2. Toilets must be separated from sinks and bathtubs within cluster services.
3. One or more kitchens must be provided to prepare food, and the design and furnishings of the kitchen must be in accordance with Health Conditions stipulated in Public Health and Occupational Safety Legislation issued by Public Health Administration at the Department.

8.12 Corridors

Net width of public corridors in Labor Housing should not be less than the following:

Table No. (11) shows Net width of public corridors for Labor Housing

Use	Net width of Corridors	
Labor Housing	(1.50)m One-way Rooms	(1.80)m Two-way Rooms

8.13 General Requirements

A. It is not allowed to have a bathroom or a preparatory kitchen inside the workers' rooms. Service Rooms (kitchens, laundry, bathrooms and toilets) can be grouped in one or more places inside the residence or in a separate building within the boundaries of the plot.

B. It is permitted for Agricultural Uses to build an block of Labor's Housing, the area of which is determined according to the number of workers authorized to work on the farm, and that the areas and dimensions are applied as per Table No. (3) in Article No. (6), and Clause No. (8.9) in Article No. (8) of this regulation.

C. In Labor Housing, it must be taken into account, the availability of various health factors, such as the ease of renewing the air, its freedom from dust and smoke, the entry of sunlight, and its of high floor so that it is not subject to water immersion.

D. Doors of rooms or main entrances must be opened from inside the plot.

E. The structural skelton must consist of concrete walls or cement bricks, floors and slabs of reinforced concrete, and it is not allowed to make metal (aluminum) or wooden ceilings in Labor's Housing except for Labor's Housing in Agricultural Plots, and the thickness of the outer walls shall be no less than (20) cm.

F. Caravans and light structures, ready or temporary, are not permitted to be used as workers' accommodation.

G. A Waste Room or an open pool for waste containers must be provided within the boundaries of the plot, according to the terms of the Waste Rooms mentioned in this Regulation, and this containers may be placed in the front setback from the street side.

H. In Labor's Housing, necessary emergency measures must be taken, and the requirements of prevention, safety, warning and fire fighting must be applied in accordance with the Regulations and Specifications approved by Civil Defense Department in the Emirate.

Article (9) Staff Accommodation

9.1 Location

1. It is permitted to establish Staff accommodation Complexes on plots designated for this purpose in accordance with the Scheme of Lands Uses and Classification Requirements issued by the Concerned Administration.

2. It is permissible to build a Staff accommodation Complex- for families - on plots according to the requirements mentioned for each type of these buildings or within Real Estate Development Projects and with the approval of the Competent Administration, provided that it is separate from the project.

9.2 Built up Ratio

Built up Ratio is determined according to the Planning Requirements issued by the Concerned Administration shall be applied to the total buildings on the plot, including the accommodation of employees.

9.3 Setbacks

1. The determined Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.
2. Building is not permitted on the boundary of the plot directly, unless otherwise stated in Lands Uses and Classification System.
3. If setbacks are not mentioned in the Planning Conditions, setbacks shall be applied from the plot limit as follows:
    - Setback from the boundaries of the plot must not be less than (6.00) m from the street side.
    - Setback from the boundaries of the plot must not be less than (3.00) m from the neighborhood and the other borders.
    - Internal Setback between the buildings must not be less than (6.00) m.

Table No. (12) shows Setbacks for Staff accommodation

Building	Setbacks		
	Street	Neighborhood & other borders	Between Buildings
Staff accommodation	(6.00) m	(3.00) m	(6.00) m

9.4 Levels, Heights and Number of Floors

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. Net Floor Height should not be less than (3.00) m and not more than (4.50) m.
3. Number of floors shall be determined according to the Planning Requirements issued by the Concerned Administration.

9.5 Basement Floor

It is permitted to construct a Basement in Staff accommodation on the building area allocated to the ground floor, provided that its use is limited to services for the building (stores - kitchens - etc.), and the

General Requirements for the Basement must be followed as addressed in Article No. (25) of this regulation.

9.6 Roof Floor

Roof Floor is restricted to service rooms only (elevator room, water tanks, central air-conditioning equipment, etc.). The requirements are applied as stipulated in Article (26) of this regulation.

9.7 Boundry Walls (Walls)

- Walls of Staff accommodation must be built on the boundaries of the plot from all sides, with a height not less than (1.80) m and no more than (4.00) m, with the necessity to paint these walls in a way that does not distort the General Appearance.
- A retaining wall shall be constructed for the cases mentioned in the Specifications listed in Paragraph (8) of Clause No. (6.8) of this regulation.

9.8 Entrances & Parking Lots

1. Main Entrances to the buildings must be from within the plot.
2. Parking Lots Requirements shall be applied as stated in Article (30) of this regulation.
3. Number of Parking Lots required must not be less than the following:

Table No. (13) shows minimum number of Parking Lots required for Staff Residence

	Detail	Minimum of Parking Lots
Staff Residence/ Family	Requirements for determining the No. of Parking Spaces required for Investment Housing addressed in Table No. (5) shall be applied.	
Staff Residence/ Bachelors	Room / 2 person	One parking / 2 room
	Room / 3 person, Room / 4 person	One parking / room
	50 Rooms	One bus stop
People of Determination	Car parking for People of Determination must be provided, as shown in Table No. (16)	

9.9 Areas and Dimensions of Spaces

1. Number of employees should not exceed (4) people in one room, and a first aid room and a health isolation room must be provided.

Table No. (14) shows Areas and Dimensions of Spaces for Staff Residence

	Type of Room / Space	Minimum Space
1	Single Room	10m^2 (does'nt include Bathroom or Pantry)
2	Room / 2 person	12 m^2 (does'nt include Bathroom or or Pantry)

	Type of Room / Space	Minimum Space
3	Room / 3 person	15 m^2 (does'nt include Bathroom or or Pantry)
4	Room / 4 person	18 m^2 (does'nt include Bathroom or or Pantry)
5	Bathroom	3.00m^2 (minimum width 1.50m)
6	Pantry attached to room	3.00m^2
7	Main Kitchen	(0.50) m^2 per employee, and for (30%) of the total employees and a minimum width of 3.20 m
8	Laundry	(0.50) m^2 per employee, and for (30%) of the total employees and a minimum width of 3.20 m
9	First Aid/ Health Isolation Room	12 m^2

2. Areas and Dimensions of Spaces that are not mentioned above shall be applied as shown in Table No. (3)
3. If Dining Halls are available, they must be commensurate with the number of employees, provided that these halls accommodate one third of the total number of employees at one time as a minimum (Minimum required space is (1.50) meters per employee). The design of the dining hall must be in accordance with Health Conditions stipulated in Public Health and Occupational Safety Legislation issued by Public Health Administration.
4. Walls thickness separating the rooms from each other and between them and public corridors must not be less than (20) cm, and the thickness of all external walls of the buildings must not be less than (20) cm.

9.10 Projections

Subject to Article No. (23) of this regulation, the first floor corridors may be projected by (1.50) m within the setback between buildings and external setbacks, and it is not permitted to close these corridors upon emergence.

9.11 Sanitary Rooms

The following should be taken into account in Sanitary Rooms in Staff Residence:

1. The requirements of Sanitary Rooms for Investment Housing are applied for the Residential Part, as per Table (7) in Clause No. (7.10) for Family Housing.
2. For Staff Residence/ Bachelors Accommodation, the following must be taken into account:
    - Each room must be equipped with a separate bathroom.
    - A Pantry can be provided for each room to prepare food in the absence of combined dining halls. The design and furnishings of the kitchen/pantry must be in accordance with Health

Conditions stipulated in Public Health and Occupational Safety Legislation issued by Public Health Administration and Civil Defense requirements.

9.12 Corridors

Net width of public corridors in Staff Residence should not be less than the following:

Table No. (15) shows Net width of public corridors for Staff Residence

Use	Net width of Corridors	
Labor Housing	(1.50)m One-way Rooms	(1.80)m Two-way Rooms

9.13 General Requirements

A. A grouped entertainment services can be provided (Gymnasium - TV Hall - Outdoor Playgrounds) commensurate with the number of employees in the building.

B. In Staff Residence, it must be taken into account, the availability of various health factors, such as the ease of renewing the air, its freedom from dust and smoke, the entry of sunlight, and its of high floor so that it is not subject to water immersion.

C. Caravans and light structures, ready or temporary, are not permitted to be used as Staff Accommodation.

D. A Waste Room or an open pool for waste containers must be provided within the boundaries of the plot, according to the terms of the Waste Rooms mentioned in this Regulation, and this containers may be placed in the front setback from the street side

E. In Staff Residence, necessary emergency measures must be taken, and the requirements of prevention, safety, warning and fire fighting must be applied in accordance with the Regulations and Specifications approved by Civil Defense Department in the Emirate.

Article (10): Residential - Commercial Buildings

10.1 Built up Ratio

Specified Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

10.2 Setbacks

Setbacks shall be applied to (Residential - Commercial) Buildings according to the Planning Requirements issued by the Concerned Administration.

10.3 Levels, Heights and Number of Floors

1. Level of the ground floor tiles should not exceed (1.20) m of the Approved Design Level.
2. Net Heights of the Residential Floors are applied according to Table No. (2), and Net Heights of the Ground Floor and the Mezzanine (for Commercial and Office Uses) as per Table No. (18).
3. Number of floors is determined according to the Planning Requirements issued by the Concerned Administration.
4. A Service Floor is allowed between repeated floors in buildings with heights exceeding (20) floors above the ground floor, and it is designated for Mechanical and Electrical (MEP) Services and their related accessories, and no spaces are allowed for Living, Housing Purposes, Commercial or Recreational Purposes, or the like. The height of the Service Floor is not more than (3.00) meters and its net height is not less than (2.40) meters, and it is not counted from among the permitted floors of the plot.

10.4 Basement Floor

1. It is permitted to build the Basement Floor on the entire plot, provided that the Basement Ceiling Level does not exceed the parts outside the boundaries of the Ground Floor according to the Approved Design and Commitment to the determined Net Height. Building outside the approved building line is not permitted, with the implementation of the requirements approved in Article No. (30) of this regulation regarding determining the Dimensions of Parking Lots, the Inclinations and the Width of the Slope leading to the Basement Floor.
2. It is permissible to build more than one Basement for Parking Lots.
3. The use of the Basement Floor is limited to Building Services (car parks - stores - kitchens - etc.). The General Requirements for the Basement addressed in Article No. (24) of this regulation must be followed.
4. Maximum height of the Basement Ceiling level should not exceed (1.20) meters.

10.5 Mezzanine Floor

Requirements for the Mezzanine Floor shall be applied as indicated in the Requirements for Commercial Buildings in Clause No. (11.5) in Article No. (11) of this regulation.

10.6 Roof Floor

1. Requirements of Article (26) of this regulation shall be applied. It is not permitted to make Residential Rooms on the Roof Floor, and it is limited to services, in addition to permitting a GYM with the following conditions:
   - It does not exceed the specified ratio for the Roof.
   - Buliding Height should not be less than (Ground + 6 Floors).
   - Its area commensurate with the number of occupants of the building, the number of built floors, and the total building areas.
   - Taking into consideration the structural design of the GYM floor slab according to the sports equipment used.
2. The main stairs must be connected to the Roof, if there are more than one staircase in the building, one staircase must be connected to the Roof.
3. For the purposes of urban harmony in the emirate, the following must be done:
   - No air-conditioning equipment or ducts are placed on the building façades, and the use of air-conditioning window type equipment is not permitted.
   - All air conditioners must be placed on the roofs of buildings and invisibly from outside the building.

10.7 Boundry Walls (Walls)

- It is not permitted to permit a wall at any of the boundaries of the Plot unless there are Planning Requirements issued by the Concerned Administration.
- A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of the Regulations.

10.8 Parking Lots

1. Minimum number of Parking Lots required is determined according to the following table:

Table No. (16) shows Minimum Number of Parking Lots for (Residential - Commercial) Buildings.

Use	Minimum Number of Parking Lots
Residential Apartments	Providing Parking Lots according to the Parking Requirements of Investment Housing Buildings, as shown in Table (5).

Use	Minimum Number of Parking Lots	
Offices and Shops	Provision of Parking Lots according to the Commercial and Office Buildings Parking Requirements as per Table No. (19)	
People of Determination Parkings	Parking Lots for People of Determination are allocated as follows:	
	From 10: 200 Parking Lots	One parking lot for every 50 cars
	From 201 to 1000 Parking Lots	One parking lot per 100 cars
	>1000 Parking Lots	One parking lot per 200 cars
Charging stations for electric and hybrid vehicles must be provided in accordance with the Requirements set out in Paragraph (403.03) and Table No. (15) of Ras Al Khaimah Green Building Regulations "Barjeel."		

2. Parking Requirements stipulated in Article (30) of this regulation shall be applied.

10.9 Areas and Dimensions of Spaces

1. All Areas and Dimensions of Spaces for Residential Uses shall be applied in accordance with what is decided in Clause (6.12) for Private Residential use, in addition to the requirements for Investment Housing in accordance with what is decided in Clause (7.9) and Table No. (6) in addition to the requirements established for determining areas Office and commercial uses of commercial buildings in accordance with what is prescribed in Clause (9.11) and Table No. (20).
2. Walls thickness separating the rooms from each other and between them and public corridors must not be less than (20) cm, and the thickness of all external walls of the buildings must not be less than (20) cm.

10.10 Projections

- Projections shall be applied according to the Planning Requirements issued by the Concerned Administration, while following the Provisions of Article No. (23) of this regulation.
- It is permitted to project the Mezzanine Floor from the boundary of the Ground Floor on the street side with the same amount of protrusion approved for the Repeated Floors for the purposes of Urban Harmony for the Emirate, with a maximum height up to "ground + mezzanine + 4 floors".

10.11 Sanitary Rooms

The requirements of Sanitary Rooms for Investment Housing are applied for the Residential Part, as per Table (7) in Clause No. (7.11). The requirements of Sanitary Rooms for Commercial Buildings for the Office and Commercial Part are also applied as per Table No. (21).

10.12 Corridors

1. Net Width of Internal Corridors between Rooms and Residential or Office Spaces shall not be less than (1.20) meters.
2. Net Width of Public Corridors shall not be less than in the following table:

Table No. (17) shows minimum corridors for Public Buildings (Residential – Commercial)

	Use	Corriodors Net Width	
1	Residential & Office Buildings	(1.50)m For buildings equal to or less than (250) m^2 of floor area	(1.80)m For buildings that exceed a floor area of (250) m^2
2	Corridors in front of Elevators	It depends on the width of the main corridor leading to it, and the locations of the elevators on one or two sides, and the dimensions of the corridors in front of the elevators must not be less, as mentioned in figure No. (25) in Clause (36.1) of Article (36).	

Second: Commercial Buildings Requirements

Article (11): Commercial Buildings Requirements

11.1 Built up Ratio

Specified Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

11.2 Setbacks

Setbacks shall be applied to Commercial Buildings according to the Planning Requirements issued by the Concerned Administration.

11.3 Levels, Heights and Number of Floors

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. Heights of Commercial and Office Floors are applied as per Table (18).
3. Number of floors is determined according to the Planning Requirements issued by the Concerned Administration.
4. A retaining wall shall be constructed in the event of a level difference of more than (1.50) m.
5. If there is a Half-mezzanine Floor (open to Ground Floor), the maximum Net Height of Ground Floor is (8 meters + the thickness slab including the finishing), and the minimum Net Height of Ground Floor is (6 meters + the thickness slab including the finishing) is as shown in Figure (12).

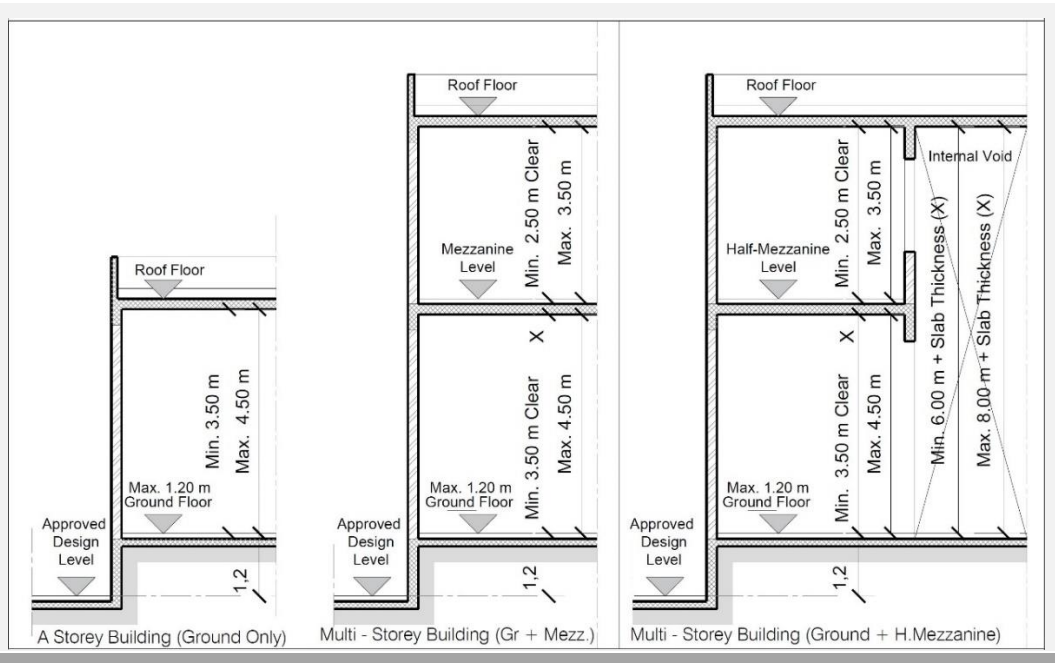


Figure No. 12. Net Interior Height of Story/ Multi-storey Buildings Typical Floor (for Commercial and Office Uses)

Table No. (18) shows minimum and maximum Net Height in Commercial and Office Uses

	Commercial and Office Uses	Minimum Net Height	Maximum Net Height
1	Ground Floor	(3.50) m If adding half mezzanine the height will be (2.50) m	(4.50) m without mezzanine
		The Competent Administration may approve the increase in heights for special considerations	
2	Full Mezzanine – Half-mezzanine	(2.50) m	(3.50) m
3	Basement Floor (Net under beams and hanging service lines)	(2.50) m	(3.50) m

11.4 Basement Floor

1. Requirements for the Basement must be followed as addressed in Article No. (25) of this regulation.
2. Maximum Height of the basement ceiling level should not exceed (1.20) meters measured from the approved design level towards the street adjacent to the main entrance to the buildings.

11.5 Mezzanine Floor

a. Mezzanine is permitted to be built for an area (100%) of the Ground Floor area in the plots, in which it is permitted to construct a mezzanine floor in accordance with Planning Requirements issued by the Concerned Administration and Land Use Classification and Codification System in the Emirate.

b. It is permitted to use Mezzanine Floor separately as offices or for the building's service purposes.

c. It is permitted to use Mezzanine Floor separately at the rate of (100%), if the Ground and Mezzanine Floors are used as a Commercial Center. In this case, the presence of an Internal Connection Component, an Escalator Staircase between the two floors, or Elevators with a glass façade of no less than (10) persons capacity for one elevator.

d. Mezzanine Floor is permitted to be used separately at the rate of (100%) in case it is used as Parking Lots.

e. It is not permitted to construct another mezzanine on the ground floor if the original mezzanine floor is separated and used separately.

f. It is not permitted to construct verandas, projections or balconies on the mezzanine floor

11.6 Roof Floor

Roof Floor is limited to Service Rooms only (elevator room, water tanks, central air-conditioning equipment, etc.) with the rates and conditions mentioned in Article No. (26) of this regulation.

11.7 Boundry Walls (Walls)

Boundry Walls are not permitted on Commercial Plots.

11.8 Parking Lots

Number of Parking Lots required is determined according to the following table.

Table No. (19) shows minimum number of Parking Lots for Commercial Buildings

	Use	Standards	Minimumm No. of Parkings
1	Offices	Each (70) m^2 of net office space excluding corridors and various services.	1
2	Restaurants	Each (50) m^2 of Net Area.	1
3	Commercial Uses (commercial centers smaller than (930) m^2, shops, showrooms, etc).	Each (70) m^2 of Net Area.	1
4	Fully utilized buildings as commercial centers or the equivalent of retail trade, with an area of more than (930) m^2	1. Each (70) m^2 of Net Area. 2. Ground Floor can be fully designated as Parking Lots	1
- Parking Lots designated for People of Determination must be allocated as indicated in Table No. (16) - Charging stations for electric and hybrid vehicles must be provided in accordance with the Requirements set out in Paragraph (403.03) and Table No. (15) of Ras Al Khaimah Green Building Regulations "Barjeel."			

11.9 Areas and Dimensions of Spaces

Areas and Dimensions of Commercial and Office Spaces must not be less than:

Table No. (20) shows minimum Area and Dimensions of Commercial and Office Spaces

	Space Type	Minimum area in m^2	Minimum dimension is in m
1	Shop	18.00	3.00
2	Showroom	80.00	8.00
3	Office Room (For Office Uses)	10.00	2.50
4	Open Office Space (Open Work Space)	50.00	3.50
5	Toilet (WC)	1.80	1.10

The thickness of walls separating shops and office units from each other and between them and public corridors must not be less than (20) cm, and the thickness of all the external walls of the buildings must not be less than (20) cm.

11.10 Sanitary Rooms

Minimum Sanitrary Rooms that must be available in Commercial Buildings shall be according to the following Table:

Table No. (21) shows minimum required Sanitrary Rooms for Commercial Buildings

Buildings		Sanitary Rooms		
1	Offices, Shops & Showrooms	**Offices**	A bathroom must be provided for each separate office or a bathroom for each (50) m^2 of net open office space in the event that combined bathrooms are created.	
		Shops & Showrooms	Net Commercial Area is up to (300) m^2	Providing one private Toilet for each shop / showroom, or providing one Public Toilet, provided that its specifications and dimensions are identical to People of Determination's Toilet.
			Net Commercial Area is (301-900) m^2	Provide two Toilets for men and one for women	At least one Toilet must be provided for People of Determination
			Net area is more than (900)m^2 each (900) m^2	One Toilet is added	
2	Commercial Centers & Public Entertainment Buildings	Net Commercial or Recreational Area is (1-900) m^2		(3)Toilets for men and (2) for women.	At least one Toilet must be provided for People of Determination.
		Net Commercial or Recreational Area is more than (900) m^2		One Toilet for men and another for women will be added for every additional (900) m^2	
		If the commercial or recreational area exceeds (1500) m^2		Provide, at least, an additional Men's Toilet and Women's Toilet for People of Determination.	

11.11 Corridors

Net Width of Public Corridors of Commercial Buildings must not be less than the following:

Table No. (22) shows Minimum Corridors Net Width for Commercial Buildings

Use	Corridors Net Width	
Commercial Corridors	(2.40) m One-way shops	(3.00)m Two-way shops
	It is permitted to install kiosks in commercial corridors if the width the corridor on each side of the kiosk is not less than (1.50) m. provided also that these kiosks are not connected or linked with each other for more than (6.00) m. and the distance between them is not less than (3.00) m. and the kiosk width shall not exceed (1.80) m.	

11.12 Loading/ Unloading Spaces

Requirements as stated in Clause (15.10) of Article (15) of this Regulation shall be applied.

11.13 General Requirements

1. Prayer Areas for both Male and Female shall be provided in Shopping Malls with an area of more than (900) m^2 with the need to provide minimum utilities for both genders and in accordance with Article (16).
2. Services like Nursing Rooms and Baby Changing Rooms shall be provided.
3. Utility Services required by Relevant Authorities (Electricity Room, Telephone Room, Pump Room, Water Tank or equivalent thereof) shall be provided.
4. A service floor is allowed between Typical Floors in buildings with heights that exceed (20) floors, and it is intended for mechanical, electrical and sanitary (MEP) services and their related accessories. No spaces for living, residential, commercial, recreational or similar purposes are allowed. Its height shall not exceed (3.00) meters and its net height shall not be less than (2.40) meters, and it shall not be counted among the permitted floors of the plot.

Article (12): Health Requirements for Establishments carrying out

(Restaurants, Foodstuff & Beverages 'F&B')

1. The design of Restaurants, 'F&B' stores (restaurants, cafeterias, cafes, juice shops, vegetable and fruit stores, candy stores, refreshment stores, mills, toasters, refrigerated, frozen and dry food stores, bakeries, groceries, supermarkets, Selling seafood shops and other establishments) shall be made in accordance with Health Requiremetns issues by the Relevant Administration. The Consultant Engineer must refer to these requirments when preparing designs.
2. Floors, walls and ceilings of restaurants, 'F&B' shops shall have smooth finish, easy to clean, non-absorbent, waterproof, fire-resistant, light-colored, non-toxic and free of cracks materials. The floor shall have adequate slope to allow for easy cleaning. The corners between the walls, between walls and floors, and between walls and ceiling must be airtight and curved for easy cleaning.
3. Proper ventilation and lighting shall be provided for all internal parts as stated in this Regulation.
4. Shelves, electrical appliances, laundries, stores, chimneys, service tables must be provided, insect and rodent resistance devices must be installed on doors, windows and other outlets, and all that is necessary in accordance with the Health Conditions issued by the Concerned Administration.

5. Roofs of kitchens in restaurants and the similarly shall be made of Reinforced Concrete or equivalent material which is fire-resistant and approved by Civil Defense Department.
6. Restaurants, 'F&B' stores must be equipped with the necessary sanitary installations and in accordance with the Sanitary and Plumbing Works Requirements.
7. Chimneys for bakeries, restaurants and toasters should be located on the side of the Sikka or only through the building skylights, in order to preserve the General Appearance of the Building. It's height should be no less than (4) m above the roof of the building, and that it must be equipped with Environmental Treatment Means so that it does not affect the Neighborhood or distort Public Landscape.
8. Chilled and Freezing Rooms must be equipped with a temperature gauge installed in a way that can be read from the outside, and their doors must be made to open from the inside and outside.

Article (13): Occupancy of Sidewalks and Outdoor Spaces (Cafés & Restaurants)

The design and permit of Occupancy of Sidewalks and Outdoor Spaces of Cafés and Restaurants are subject to the requirements and specifications contained in the approved executive bylaw for Law No. (3) of 2018 regarding the Occupancy of Sidewalks and Outdoor Spaces.

Third: Toursit and Hotel Buildings Requirements

Article (14): Hotel Establishments Requirements

14.1 Location

It is permitted to establish Hotel Establishments of various categories in areas in which these uses are authorized according to the map attached to Land Use Classification and Codification System in the Emirate.

14.2 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

14.3 Setbacks

Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.

14.4 Levels, Heights and Number of Floors

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. Residential Floor heights are applied in as stated in Table (2).
3. If the Hotel is higher than (10) floors above the Ground Floor, it is allowed to construct a Service Floor with a Net Height of no more than (3.00) m, for Mechanical/ (MEP) Services and Sanitary Connections, and its Net Height is not less than (2.40) m. It can be repeated every (10) floors after approval of the Competent Administration.

14.5 Parking Lots

Minimum number of Parking Lots required shall be according to the following table:

No. (23) shows Minimum Number of Parking Lots for Hotel Establishments

Use	Detail	Minmum Parking Lots
Hotel Establishments	Hotel Rooms	One parking lot / 4 Rooms
	Hotel Suite / Hotel Apartment "Room & Living Room "	One parking / 2 Suites
	Hotel Apartment "Two Rooms & more"	One parking / Apartment
	(100) Hotel Rooms	One bus stop / 100 rooms
	Offices, retail shops and restaurants attached to Hotel Establishment	One parking lot / 50 m^2 of Net Area
	Halls/ Celebration Or meetings Halls (multipurpose)	One parking lot / 20 m^2 of Net Area
	An additional (1) bus stop / 100 Hotel Rooms must be provided with "4, 5 Stars" and "dimensions not less than (4.00 x 12.00) m."	

Use	Detail	Minmum Parking Lots
	(2) Taxi Stands must be provided in Tourist Establishments and Hotels with a rating of "4 & 5 Stars"	
	Shaded Parking Spaces must be provided for Hotel Establishments according to the Requirements mentioned in Ras Al Khaimah Green Building Regulations (Barjeel).	
	Parking Lots for People of Determination must be allocated as per Table No. (16)	
	Charging Stations for Electric and Hybrid Vehicles must be provided in accordance with the Requirements set out in Paragraph (403.03) and Table No. (15) of Ras Al Khaimah Green Building Regulations "Barjeel."	

14.6 Areas and Dimensions of Spaces

Areas and Dimensions of the Accommodation Rooms in Hotel Buildings must not be less than the following:

1. **In hotels,** Net Area of rooms must not be less than the following table:

Table No. (24) shows minimum Net Area for Hotel Rooms, including bathroom area and does not include the balcony and room entrance.

	Hotel Rating	Room Type	Minimum Room Size (with bathroom)
1	One Star/ Two-star Hotel	Single Room	(13) m^2
		Double Room	(17) m^2
		Minimum bathroom area including a shower is (3.50) m^2	
2	Three-star Hotel	Single Room	(16) m^2
		Double Room	(20) m^2
		Minimum bathroom area is (3.50) m^2 in case of a shower only, or (3.80) m^2 in case of a shower + bathtub in the bathroom.	
3	Four-star Hotel	Single Room	(22) m^2
		Double Room	(26) m^2
		Suites	(38) m^2, not including Living Room
		Minimum bathroom area is (3.50) m^2 in case of a shower cubicle only, or (3.80) m^2 in case of a shower + bathtub in the bathroom.	
4	Five-star Hotel	Single Room	(30) m^2
		Double Room	(34) m^2
		Suites	(48) m^2, not including Living Room
		Minimum bathroom area is (3.80) m^2 in case of a shower cubicle only, or (4.00) m^2 in case of a shower + bathtub in the bathroom.	

2. **In Resorts (no resort classification is less than Three-stars)**

Table No. (25) shows minimum Net Area for Resorts, including bathroom area and does not include the balcony and room entrance

	Resort Rating	Room Type	Minimum Room Size (with bathroom)
1	Three-star Resort	Single Room	(20) m^2
		Double Room	(22) m^2
		Suites	(32) m^2
		Minimum bathroom area including a shower is (3.50) m^2	
2	Four-star Resort	Single Room	(26) m^2
		Double Room	(28) m^2
		Suites	(42) m^2, not including Living Room
		Minimum bathroom area is (3.50) m^2 in case of a shower only, or (3.80) m^2 in case of a shower + bathtub in the bathroom.	
3	Five-star Resort	Single Room	(33) m^2
		Double Room	(36) m^2
		Suites	(52) m^2
		Minimum bathroom area is (3.80) m^2 in case of a shower only, or (4.00) m^2 in case of a shower + bathtub in the bathroom.	

3. **In a Motel,** Net Area of rooms must not be less than the following:

Table No. (26) shows minimum Net Area for Motels including bathroom area and does not include the balcony and room entrance

	Room Type	Minimum Room Size (with bathroom)
1	Single Room	(9) m^2
2	Double Room	(11) m^2
3	Minimum bathroom area including a shower is (3.50) m^2	

Each room in the Motel must have a separate private bathroom.

4. **In a Hotel Appartment,** Net Area of rooms must not be less than the following:

Table No. (27) shows minimum Net Area for Hotel Apartments

	Space Type		Standard Hotel Apartments	Luxury Hotel Apartments
1	Studio which includes (living area, bed area and open kitchen only) excluding bathroom and entrance hall		(17) m^2	(20) m^2
2	Living Room		(15) m^2	(20) m^2
3	Bedrooms	Main Bedroom	(15) m^2	(16) m^2

Space Type			Standard Hotel Apartments	Luxury Hotel Apartments
		Additional Bedroom	(12) m^2	(12) m^2
4	Toilet		Minimum bathroom area is (3.50) m^2 in case of a shower only, or (4.00) m^2 in case of a shower + bathtub in the bathroom.	Minimum bathroom area is (3.80) m^2 in case of a shower only, or (5.00) m^2 in case of a shower + bathtub in the bathroom
5	Kitchen		(6) m^2, while providing suitable space for cooking for the unit's occupants.	

- Thickness of the walls separating the hotel units from each other and between them and the public corridors must not be less than (20) cm, and the thickness of all the external walls of the buildings must not be less than (20) cm.

14.7 Corridors

Net Width of public corridors in Hotel Establishments must not be less than (1.80) m.

14.8 Loading/ Unloading Spaces

(2) places for Loading/ Unloading for Tourist Establishments and Hotels must be provided as a minimum, provided that Requirements mentioned in Clause (15.10) of Article (15) of this regulation are applied.

14.9 General Requirements

1. Obtaining Preliminary Approval from Ras Al Khaimah Tourism Development Authority, as a requirement for obtaining a building permit for any Hotel Establishments, according to Hotel Facilities Classification System approved by Ras Al Khaimah Tourism Development Authority.
2. Consultant Engineer shall refer to the Requirements issued by Ras Al Khaimah Tourism Development Authority regarding Classification Criteria for hotels prior to starting the preparation of the designs for any hotel building.
3. Number of rooms should not be less than (30) rooms in Hotels, (100) rooms in Resorts, (10) rooms in Motels and Rest Houses, and (20) apartments / studios in Hotel Apartments.
4. Requirements for Elevators in Article No. (39), and Requirements for People of Determination in Article No. (32) of this regulation must be taken into consideration.

14.10 Security & Safety Requirements

1. Security and Safety Means must be provided according to the Conditions approved by the Concerned Department.
2. Self-illuminated guiding signs must be placed in all corridors, stairs, halls, entrance halls and places of general use to guide the escape stairs and exits in case of fire. It is forbidden to place any materials, barriers, or obstacles that hinder the movement of escape to the outside.
3. Signs must be placed behind the door of each guest room showing the locations of the stairs and a diagram of the way to access them to secure the escape in the event of a fire.
4. Fire Extinguishers must be placed in a clear and easily accessible place, with guiding panels provided for them, and any barriers, materials or barriers that hinder the movement of using these devices are prohibited.

Fourth: Industrial Buildings Requirements

Article (15): Industrial Facilities (Warehouses - Workshops - Factories)

15.1 Location

It is permitted to establish Industrial Establishments in areas in which these uses are authorized according to the map attached to Land Use Classification and Codification System in the Emirate.

15.2 Built up Ratio

1. Planning Requirements issued by the Concerned Administration shall be applied, and if it is not mentioned, then Built up Ratio must not be less than (18%) nor more than (50%)of the plot area.
2. Labor's Housing Complexes are permitted to be constructed in Industrial Plots in proportion to the size of Industrial Use, provided that the proportion of Housing does not exceed (25%) of the area of Industrial Activity. It is not permitted to locate Labor Housing to the main street, taking into account the separation between it and Industrial Activity, taking into account the application of Labor Housing Requiremetns mentioned in Article (8) of this regulation.
3. Built up Ratio shall not be less than the following unless otherwise stated in the Land Allocation Decision or if the nature of the use requires otherwise:
   - For warehouses, only (30%) of the plot area.
   - For workshops, contracting sites and transportation sites, only (10%) of the plot area.
   - For factories, only about (18%) of the plot area.
   - For Labor Housing, only (15%) of the plot area.
   - For Multiple Uses, Built up Ratio does not exceed the specified ratio for the plot.
   - In all cases, it does not exceed than the specified Built up Ratio for the plot.
4. It is permitted to establish Branch Offices to serve the Industrial Activity existing in the plot, provided that the percentage of offices does not exceed (10%) of the built up area. This percentage may be increased if the nature of the use requires it in accordance with Technical Committee's Decision.
5. Construction Ratio, Building Heights and Office Spaces for large factories and uses of a special nature shall be applied according to the Nature of Use and the Planning Conditions when allocating the plot.

15.3 Setbacks

1. Industrial Buildings Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.

2. Buildings' Setback from the street must be no less than (3.00) m, and from the neighborhood and other borders must be no less than (3.00) m, to allow tracks for Emergency Vehicles and Civil Defense. It is not permitted to build directly on the boundary of the plot.
3. Internal Setback between buildings or facilities shall be at least (3.00) m. to allow tracks for Emergency Vehicles.

Table No. (28) shows Setbacks of Industrial Buildings on the street, neighborhood and other borders

Building Type	Setbacks	
	Street	Neighborhood & Other Borders
Industerial Buildings	(3.00) m	(3.00) m
* Determined Setbacks for Industrial Buildings are applied in accordance with Civil Defense Requirements.		

15.4 Levels and Heights

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. Net Internal Height of any warehouse, workshop, or factory and its services shall not be less than the following:

Table No. (29) shows minimum Net Internal Height for Industrial Buildings and their blocks

Uses	Minimum Net Height	Maximum Net Height
Industrial Uses and Workshops	(4.50) m	(7.00) m Maximum Height can be exceeded if some Special Industrial Projects require certain heights.
	- Except for Uses that require a greater increase in Height. (Provided that the Consultant submits a study clarifying the justifications for requesting the increase in height)	
Commerical Uses or Branch Offices	Height of Ground and Mezzanine Floors shall be in accordance with Table No. (13) of Article (10) of these Regulation regarding Height of Commercial and Office Uses.	
Labor Housing (if any)	Labor Housing Requirements mentioned in Article No. (8) of this regulation shall be applied.	
Utilities Block	(3.00) m	(4.50) m if there is Utility Track

15.5 Mezzanine Floor

It is permitted to construct a Mezzanine Floor inside the warehouses, workshop or factory within the actual height of it, provided that its use is attached to the Ground Floor and its entrance is from within the Ground Floor itself. It is not permitted to have a separate entrances to the Mezzanine.

15.6 Boundry Walls (Walls)

1. Boundry Walls must be constructed on the boundaries of the plot from all sides, provided that their height are not less than (1.80) m and should not exceed (4.00) m, with the necessity to paint these walls in a way that does not distort Public Appearance. With the exception of plots that are subject to a Special Regime, and the width of the Main Entrance to the Boundry Wall must not be less than (6.10) meters. The Concerned Administration may approve special architectural designs for Front Boundry Walls.
2. A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of this Regulations.

15.7 Parking Lots

Parking Lots must be provided within the boundaries of the plot at the rate of One Parking / (70) m^2 of the Net Area of the Offices or the attached permitted showroom (Not including corriodrs and various services).

15.8 Areas and Dimensions of Spaces

1. International Standards and Specifications for Areas and Dimensions of Spaces are applied for the required Industrial Activity.
2. First Aid / Health Isolation Room of not less than (12) m^2 must be provided.

15.9 Sanitary Rooms

Minimum Sanitary Rooms to be provided are as follows:

Table No. (30) shows Minimum Sanitary Rooms that must be provided for Industrial Buildings

Type	Minimum Sanitary Rooms
Warehouses & Workshops	A toilet and washbasin should be provided for every warehouse or workshop.
	In the case of combined services, a toilet and washbasin must be provided for every (450) m^2 for the first ten thousand (10.000) m2 of Total Building Area, then a toilet and washbasin for each (1,400) m^2 following the first ten thousand, provided that the washbasins are outside the toilet.
Labor Housing	Sanitary Rooms Requirements for Labor Housing stipulated in Article No. (8) of this regulation shall be applied.

15.10 Loading/ Unloading Spaces

1. Places for Loading and Unloading must be provided in all Industrial Establishments, including warehouses and workshops, provided that the Minimum Area is as follows:
    - (4.50) m width X (6.00) m depth for one warehouse or workshop only.
    - (6.00) m width X (9.00) m depth for two warehouses or workshops.

- (9.00) m width X (9.00) m depth for three or more warehouses or workshops.

2. The same applies to Loading and Unloading Spaces, what applies to Entrances and Parking Lots, as stated in Article (30) of this regulation
3. Loading and Unloading Spaces may be covered or uncovered, and in case it is covered, Net Height of the Entrance and the Ceiling must not be less than (4.50) m.

15.11 General Requirements

1. Environmental Conditions stipulated in Article (33) of this regulation must be applied to the uses whose storage, application, or use results in harm to the surrounding environment. The Consultant must observe the conditions of Public Security and Safety and refer to the Relevant Authorities in this regard to obtain their approval.
2. A Uitility Block is permitted to be set up in a linear format, a guard room is allowed on the main Boundry Wall for monitoring, and an electricity room is allowed to be placed on the main Boundry Wall.
3. Natural Ventilation and Lighting must be provided at a rate of not less than (5%) of the floor area of any warehouse, workshop or factory. If there are Administrative Offices attached to the Industrial Establishment, this percentage shall be no less than (10%) of the floor area of the offices.
4. It is permitted to establish a Trade Showroom for the purposes related to the Industrial Activity established on the plot.

Fifth: Other Buildings Requirements

Article (16) Masjids (Mosques)

16.1 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

16.2 Setbacks

Masjids Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration. In case they are not mentioned, the following applies:

Table No. (31) shows Minimum Setbacks for Mosques and their blocks towards streets, sikkas & the neighborhood

	Building	Setbacks from Plot Boundary			Setbacks from Buildings	
		Street	Other Boarders	Neighborhood	Mosque	Blocks & Services
1	Masjid	(1.50) m			0	(3.00) m
2	Block Accommodation for Imam, Mu'azzin - Masjid worker	(1.50) m	(1.50) m	(1.50) m	(3.00) m Not to open windows towards the masjid	(3.00) m From other blocks and services
3	Utilities Block (Toilets – Ablution)	N/A (Provided that service windows are not opened towards the streets, sikkas and neighborhood)			(3.00) m	(3.00) m
4	Electricity Room	N/A	N/A	N/A	(3.00) m	(3.00) m
	(The Administration may agree to reduce setbacks for special considerations)					

16.3 Levels and Heights

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. Minimum Net Height of Internal Mosque must be in proportional to the capacity of the Mosque's Prayer Hall (it does not include the false ceiling and according to the size and dimensions of the Mosque Main Hall). A minimum of (4.50) m Net Height of the Prayer Hall and a maximum limit according to the design and area of the Mosque. The Minimum Net Height of the Mosque Services Elements is (3.00) m and the maximum is (4.00) m.
3. Minimum Height of the Minaret shall be equal to three times the height of the Mosque Main Hall as shown in figure (13), and proportional to the area and height of the Mosque Main Hall.

4. If there is a Mezzanine inside the Mosque Hall, its Net Height shall be at least (2.50) m. and not more than (3.50) m. In this case, the Net Height of the Ground Floor below the Mezzanine shall be at least (3.00) m.
5. The height of the Buildings Parapet shall not exceed (1.50) m after the finishing and the different insulation layers of the roof unless there is an architectural aesthetic need and according to the approval of the Competent Entity.
6. Avoid using any graphics or decorations that contradict Islamic Law (Sharia), and it is preferable that they be geometrically abstract and have a level higher than (1.80) meters, so that the prayers will not be distracted with them.

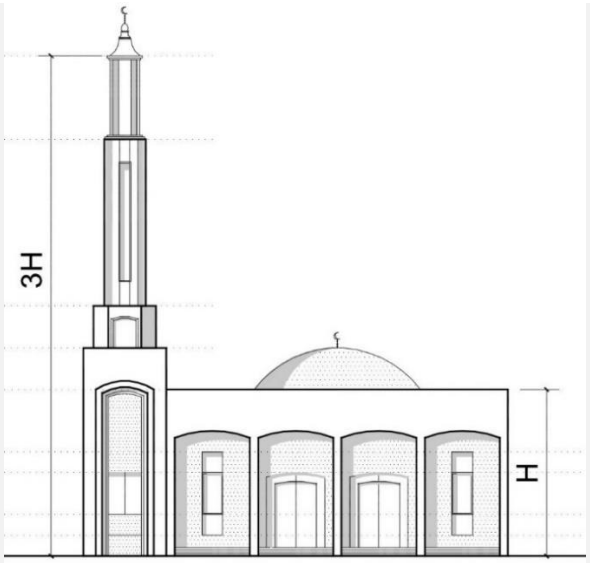


Figure No. (13) shows minimum Height of the Minaret in proportion to the Height of Mosque's Main Hall

16.4 Minarets, Domes and Mihrab

1. A minimum of one "Minaret" shall be provided for Mosques in which the number of prayers exceeds (100), where the height of the Minaret is not less than (25) m. It must have the appropriate openings and glass windows to achieve adequate lighting inside the Minaret, with an entrance of its own.
2. The Minaret should be a landmark feature of the Urban context surrounding the Mosque. The design of the Minaret should be taken into consideration according to the Local Islamic Architectural Character approved by the Competent Administration.
3. A Main Dome must be provided for the Mosque while allowing multiple Domes, provided that Architectural Harmony with each other is achieved.
4. A Mihrab Room and a Rear Entrance shall be provided for the Khateeb, in Mosques with a minimum capacity of (400 prayers).

16.5 Mezzanine Floor

It is permitted to operate a Mezzanine as part of the Mosque Block outside the Main Prayer Hall. The same conditions stipulated in Paragraph (4) of Clause (16.3) of this Article shall apply to it.

16.6 Boundry Walls and Entrances

1. It is preferable to construct an external wall surrounding the Mosque on the border of the designated plot with a suitable height of no more than (1.50) m, and that its half is solid and the upper half is hollow in the ratio of (1) solid to (2) hollow.
2. It is allowed to have a wall surrounding the residence of the Imam and Muezzin whose height is no more than (2.50) m, to achieve privacy for them. The residence of Imam and Muezzin must be separate and far from the Mosque and its main entrance. It is also allowed to create a private entrance for them towards the outside and another entrance towards the Mosque.
3. It is allowed to make pedestrian entrances to the Mosque from all sides overlooking the streets and sikkas, and it is also allowed to make a Main Gate for cars that accommodates the entry of Emergency Vehicles when needed.
4. A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of this Regulations.

16.7 Parking Lots

1. Number of Parking Lots required is determined according to the following table (Based on Number Prayers):

Table No. (32) shows minimum number of cars required for Mosques

Minimum Number of Cars Required	
Minimum of Parking Lots	One Parking Lot per 20 prayers, Parking Lot for Imam and Muezzin (if there is accommodation for them) + Parking Lot for People of Determination as per Table No. (51) of Article No. (32) of this regulation.
Charging Stations for Electric and Hybrid Vehicles must be provided in accordance with the Requirements set out in Paragraph (403.03) and Table No. (15) of Ras Al Khaimah Green Building Regulations "Barjeel."	

2. The Competent Administration may reconsider the Number of Parking Lots required for Mosques if there are Public Parking Lots for the Mosque, or if a small parcel allocated to the Mosque or in the event of a replacement for an existing Old Mosque.

16.8 Areas and Dimensions of Spaces

Areas and Dimensions of Spaces of Mosque must not be less than the following:

1. The area designated for prayer is calculated including all the covered areas, which include Main and secondary Prayer Halls, Entrance, and the outer covered exterior (Liwan), and it does not include the

uncovered areas or the spaces outside the Mosque's Space, and the number of prayers is calculated on the basis of (1.00) m^2 per person.

2. A Storeroom attached to the Mosque must be provided with an area of not less than (6) m^2, according to the approval of the Concerned Entity.
3. Mosques are allowed to add some secondary uses after the Competent Entity approval, such as a Multipurpose Hall at a minimum (30%) of the Mosque's Area, a Library with a minimum area of (30) m^2, and a room for electrical, mechanical and plumbing equipment. It is also allowed to add some Commercial Activities, subject to the approval of the Concerned Administration in the Department.
4. For Mosques that accommodate more than (600) prayers, it is allowed to add Circles (Classes) for Reciting the Holy Qur'an, with a minimum classroom area of (15.00) m^2, and a minimum width of (3.60) m.

16.9 Doors

Number of doors depends on the capacity of the Mosque, according to the following table:

Table No. (33) shows Minimum Number of Doors in the Main Façade of the Mosque

	Mosque Capacity	Number of Doors in Main Façade of the Mosque
1	200 prayers or less	(2) Doors
2	201-400 prayers	(3) Doors
3	401-700 prayers	(3) Doors
4	701-999 prayers	(4) Doors
5	1000 prayers and more	(3) Doors on Main Façade & (2) Side Doors

16.10 Projections

Projections shall be applied according to the Planning Requirements issued by the Concerned Administration, while following the Provisions of Article No. (23) of this regulation.

16.11 Sanitary Rooms

1. When designing Mosques, the following service elements must be provided according to the type of Mosque, its location, and number of prayers.

Table No. (34) shows minimum Mosque Services Elements according to Mosque Capacity (Number of Prayers)

<table>
<tr><th>Mosque Capacity
(Prayers No.)</th><th>Toilets
(Minimum)</th><th>Washbasins
(Minimum)</th><th>Ablution
(Minimum)</th><th>Accommodation
(Minimum)</th></tr>
<tr><td>Up to 200</td><td rowspan="4">One Toilet / 50 Prayers</td><td rowspan="4">One Washbasin/ 100 Prayers</td><td rowspan="4">One Ablution Unit/ 40 Prayers</td><td rowspan="2">Imam and Worker</td></tr>
<tr><td>201-350</td></tr>
<tr><td>351-600</td></tr>
<tr><td>601-1000</td><td>Imam- Muezzin and Worker</td></tr>
<tr><td>+ 1000</td><td></td><td></td><td></td><td>Imam- Muezzin and Worker</td></tr>
</table>

2. Minimum Sanitary Rooms that must be provided in Female Prayer Hall shall be as shown in the following table:

Table No. (35) shows minimum number of Services Elements in Female Prayer Hall

Female Prayer Hall Capacity (15%) of Total Prayers Number	Toilets (Minimum)	Washbasins (Minimum)	Ablution (Minimum)
30-50	One Toilet / 25 Prayers	1	1
51-90		2	2
+90		3	3
Highways Female Prayer Hall	1	1	1

3. It is preferable for the Toilets to be separated from the Mosque Building itself and have a separate entrance, and not to the direction of the Qiblah in line with Islamic Sharia. It is preferable to be in the Southeast corner, taking into account that at least half of the Toilets are of Eastern (Arabic) Type. A suitable room attached to the Toilets of not less than (1.50 x 2.00) meters shall be added to store Cleaning Tools.
4. Ablution should be provided as an essential part of the Mosque.

16.12 General Requirements

1. The approval of any other bodies stipulated in the laws or decisions or required by the Concerned Administration when building Mosques or making amendments and addendum to them must be obtained.
2. The dimensions of Mosques must be designed in accordance with the standard specifications and dimensions approved by the Concerned Administration, taking into account the requirements and conditions that are in line with the Islamic Sharia, taking into account the proportionality of the Mosque's capacity with the allocated parcel.
3. When designing the Facades of the Mosque, the Islamic Cultural Identity and Local Architectural Character are taken into consideration and the choice of harmonious colors that are compatible with the surrounding environment.
4. That the design and supervision be done by Muslims with good experience in Islamic Architecture, and that the Implementation Manager of the Consulting Project and the Contractor are Muslims.
5. It is preferable that the Main Hall of the Mosque be rectangular, with the longest side facing the Qiblah. It is preferable not to make openings on the side where the Mihrab is located, and it is preferable to cancel the columns in the empty space of the Mosque to maintain the continuity of the rows and to coordinate the general site so that there is a yard behind the mosque.

6. It is permissible for Mosques to have courtyards in general (an external open courtyard), and with an external covered Liwan at the entrances as part of the Mosque. A place is designated for placing the cold water refrigerator, as well as a covered place for placing prayers' shoes.
7. A Female Prayer Room must be added in the Mosques within the Main Mosque Block. It is taken into consideration to separate it from the Male's Prayer Hall, and that each of them have its own entrance and exits that are separate from the other one.
8. Vertical expansion is permitted in the absence of sufficient space and subject to the approval of the Concerned Administration.
9. Needs of People of Determination and Elderly Prayers must be taken into consideration in the design of the Prayer Hall and Entrances (providing appropriate slopes and corridors, toilets, etc.) in accordance with the Requirements mentioned in Article (32) of this regulation.
10. The entrances and circulations of prayers to and from the Mosque must be studied in order to achieve complete separation of entrances, circulation and ease of use of ablution for both sexes without circulation interference.
11. The materials for the exterior and interior finishes of the Mosque must be of materials and varieties commensurate with the Dignity of the Mosque and heavy duty.
12. Providing Sanitary Rooms for Male and Female Prayer Rooms in Commercial Centers whose area exceeds (900) m^2 according to the number of paryers and according to Tables No. (34) and (35).
13. Signboards indicating all entrances, circulations directions, and elements of services available in the Mosque must be placed.
14. Quran Shelves should be included in the design of the internal walls of the Mosque.
15. Maximum number of prayers and the size and shape of the Mosque Space must be taken into account when designing the air-conditioning system, studying the uniformity and regularity of the intensity of lighting and sound inside the Mosque Space, and when designing lighting points and the acoustics system. Sound systems and distribution must be designed by specialized bodies.
16. The Concerned Entity determines the elements of Imam, Muezzin, and worker Accomodations, and if these elements are not specified, the following table applies:

Table No. (36) shows Minimum Housing Elements for Imam, Muezzin, and worker.

	Bedroom	Living Room	Kitchen	Bathroom
Imam Housing	2	1	1	1
Muezzin Housing	1	1	1	1
Worker Housing	1	N/A	Pantry	1

Article (17) Educational Buildings

17.1 Location

1. That the location of the school, kindergarten or nursery is in the areas in which this use is authorized according to the map attached to Land Use Classification and Codification System in the Emirate. It is not permitted to use the site for any non-educational activity.
2. The site should be in a suitable place in relation to the neighborhood or residential area in terms of ease of transportation and ensuring the safety of students to access it.
3. The proposed site should accommodate the school building, its squares, playgrounds, parking lots and buses required according to the standards and requirements.
4. To be away from Noise, Environmental Pollution Sources, Highways and Hazardous Areas.
5. That it is easy to provide Necessary Qualitative Services (Roads - Electricity - Water -Telephone- etc.)

17.2 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

17.3 Setbacks

Educational Buildings Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.

17.4 Levels and Heights

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level
2. Minimum and Maximum Net Height of Educational Buildings shall be according to the following:

Table No. (37) shows Minimum and Maximum Net Height of Educational Buildings (Private Schools)

Uses	Minimum Net Height	Maximum Net Height
Shools & kindergarten	▪ (4.00)m for classrooms, activity rooms and laboratories without hanging ceilings . ▪ (3.00) m for other spaces	(5.50) m

17.5 Roof Floor

Roof Floor is limited to Service Rooms only (Elevator Room, Water Tanks, Central Air-conditioning Equipment, etc.) with the rates and conditions mentioned in Article No. (25) of this regulation.

17.6 Boundry Walls and Entrances

- A wall must be built on the boundaries of the plot from all sides, with a minimum height of (1.60) m.
- Taking into account the separation of Students Hostel Entrances or University Staff Accommodation Entrances from other Entrances.

- A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of the Regulations.
- Providing (2) entries for maximum each (500) students.

17.7 Parking Lots

1. Parking Lots must be provided within the boundaries of the plot, according to the following Table:

Table No. (38) shows Number of Parking Lots required for Educational Buildings (Private Schools)

Use	Detail	Minimum Parking Lots
Schools & Educational Buildings	For every class	1
	Each (45) m^2 of Net Area of Administrative Spaces	1
	For every (3) Classes	One Bus Stop
Students Hostel	For each (5) rooms or (46) m^2 of Net Floor Area _ whichever is more_.	1
People of Determination Parking	Number of required Parking Lots is determined according to Table (51) in Article (32) of this regulation.	

2. Parking Lots and Buses outside the School Plot must be approved by the Concerned Administration.
3. Cars and Buses are not permitted to enter inside the student or children's yards, their entrances and tarcks must be separated from the movement of students or children, and the bus entrances are separated from the vehicle traffic lane.
4. Take into account the complete separation between vehicle and pedestrian traffic, and squares and playgrounds.

17.8 Areas and Dimensions of Spaces

Areas of Educational Buildings (Private Schools) must not be less than the following Tables:

Table No. (39) shows minimum Areas and Dimensions of Educational Spaces (Private Schools)

#	Space	Minimum Area in m^2
1	Classroom for 25 Students	50 m^2
2	Multipurpose Hall(s)	It can accommodate (50%) of the school's students, and its area is not less than (200) m^2.
3	Computer Lab	(60) m^2, One Computer Lab/ (20) Classes.
4	Science Lab (Primary)	(50) m^2, in addition to a preparation room and a storeroom, a lab each (10) classes and minimum of (2) Labs.
5	Science Lab (Chemistry - Physics - Biology - Geology) (Secondary)	(60) m^2, in addition to a preparation room, a store with a capacity of (9) m^2. Chemistry laboratory shall be attached to a storage room for storing chemicals with a capacity of (9) m^2 and a preparation room. One Lab/ (10) classes, with a minimum of (3) Labs.

#	Space	Minimum Area in m^2
6	Library	50 - 70 m^2 in Elementary and Preparatory Or a Learning Resource Center in Secondary with an area of not less than (100) m^2
7	Summer Activities Rooms	60 m^2, with an average of one activity room for every (10) classes, and no less than two rooms.
8	Staff or Supervisors Room	(12) m^2, and a number proportional to the number of teachers and supervisors, by (4) m^2 / employee. Their number is estimated at a rate of (1.50) to the number of classes.
9	Mosque or Prayer Room	(30)m^2, with a place for ablution attached to it or near one of the toilets, and more than one Prayer Room can be provided in case of joint schools.
10	Restaurant or Dining Hall	(50) m^2
11	Clinic or Doctor's Room	(12) m^2
12	Courtyards (Yards) and Playgrounds	It shall not be less than twice the area allocated for classes, with a minimum of (150) m^2
It must be taken into account that the areas required for each unit of the building are commensurate with the increase in the number of students, provided that classes are allocated an area of (1.5) m^2/ student for Primary and (2) m^2/ student for Preparatory and Secondary and kindergartens.		

Table No. (40) shows minimum spaces for Private Schools Labs following Ministery Curriculum in (2& 3) Cycles

#	Laboratory Type	Minimum Area in m^2
1	(Biology - Physics - Geology) Labs	120 m^2, including a preparation room and a storeroom of 12 m^2.
2	Chemistry Lab	120 m^2 ,, including a preparation room and an equipped storeroom for storing chemicals.
3	General Science Lab	86 m^2
4	Innovation Lab	60 m^2
5	Design and Technology Lab	168 m^2
6	Business Administration Lab - Scientific Health and Safety Lab - Creative Media Lab - Projects Lab - Robot Lab	120 m^2
7	Computer Lab	60 m^2
8	Manufacturing Lab	200 m^2

17.9 Projections

Projections in Educational Buildings shall be applied according to the Planning Requirements issued by the Concerned Administration, while following the Provisions of Article No. (23) of this regulation.

17.10 Sanitary Rooms

Minimum Sanitary Rooms that must be available in Educational Buildings are as follows:

Table No. (41) shows Minimum Sanitary Rooms that must be provided in Educational Buildings

Educational Unit			Sanitary Rooms
1	Schools & Educational Buildings	Students	Providing Toilets for students at the rate of One Toilet and Washbasin for each class (25-30) students. Providing Chilled Drinking Water Fountains distributed inside the wings and in shaded places in the yards
		Teachers & Staff	Providing Toilets for Teachers and Staff at the rate of One Toilet and Washbasin for every (10) classes.
2	Kindergarten	Students	Providing Toilets for children at the rate of (One) Toilet and Washbasin per class. Sanitary Equipment must be of appropriate sizes for children in accordance with the Approved Standard Specifications.
		Teachers & Staff	Providing Toilets for Teachers and Staff at the rate of One Toilet and Washbasin for every (10) classes.
3	Nurseries	Students	Providing Toilets at the rate of One Toilet/ (2) Children Rooms.
		Teachers	Providing Toilets for Teachers at the rate of (One) Toilet and Washbasin for every (10) classes.
4	Others	People of Determination	Providing an Equipped Toilet in accordance with the Standards Set Out in Article (32) of this regulation.
		School Clinic	Toilet shall be provided.
		Watchman	Toilet shall be provided.
		Drivers	Providing Toilets in Drivers' Rooms, with a minimum of a (one) toilet and a washbasin.
Toilets must be completely separated between the Genders, from kindergartens to all stages.			

17.11 Corridors

Net width of public corridors for educational buildings should not be less than the following table:

Table No. (42) shows Minimum Net Width of Public Corridors for Educational Buildings

Use	Corridors Net Width	
Educational buildings (Schools, Institutes, Universities)	(2.50) m One-way Classrooms & Activity Rooms	(3.00) m Two-way Classrooms & Activity Rooms

17.12 General Requirements

1. Obtaining Initial Approval of the design from the Ministry of Education, and if any amendment to any building in the school or future horizontal and vertical expansion or construction in stages, an

Initial Approval can be obtained from the Ministry of Education and it shall be valid for a period of (3) years, subject to the approval of the Concerned Authority.

2. Spaces for schools, kindergartens and nurseries are designed in accordance with Ministry of Education's standards and the requirements mentioned in this Regulatioins, and if they are not mentioned, then reference is made to the Approved International Standard Specifications.
3. All conditions and means of security and safety must be provided according to the requirements of Civil Defense.
4. That all parts and elements of the building fulfill Health Conditions specified by Public Health Legislation in force in the Emirate, and it is not permitted to use wood materials, asbestos or any building material that causes harm to Public Health.
5. Each school stage is assigned a separate building or section for each gender, starting from the fifth grade, and it is permissible for several departments to participate in the use of the educational facility (laboratories - library - activities) without prejudice to the condition of separation between the genders.
6. Providing Ventilation, Natural Lighting and Air Conditioning according to the Approved Standard Specifications for all school elements - especially classrooms, laboratories and halls - or kindergarten or nursery, so that the Building's Lighting and Ventilation Openings are not less than (20%) of the Floor Area of the Classrooms and (10%) of the Area of Administrative Offices and (5%) of Kitchens and Bathrooms.
7. Taking into account the direction of lighting so that it is to the left of the student and not opposite to the front teaching board.
8. Fall guards and barriers (handrails or parapets) must be used on exposed porches, windows and opened corridors.
9. All laboratories in Educational Buildings must be equipped with powerful Vacuum Fans or Gas Chambers for Chemical Experiments.
10. Providing an Elevator suitable for the use of People of Determination to reach the upper floors, with the provision of slopes for this with a slope of no more than (1: 12) at the sidewalks and external stairs and areas of changing levels inside the building and at the entrances to allow students to reach all parts of the building and its yards without assistance.
11. Providing adequate and appropriate Service Rooms (kitchen - stores).
12. **General Requirements for Schools**
    - Each School Stage is assigned a separate building or section for each gender, starting from the fifth grade, and it is permissible for several departments to participate in the use of the

Educational Facility (Laboratories - Library - Activity Halls) without prejudice to the condition of separation between the genders.

- The school should include a library with an area commensurate with the number of students.
- The school should include rooms for the School Administration (Vice-principle - Supervising Director - Secretariat- Administrators - Specialists - Accountants), Teachers' Rooms with an area commensurate with the number of school students, and the number of teachers is estimated at (1.50) teachers per class, with a special room to store Examinations Papers (Control Room).
- The school should include laboratories, computer rooms, and activity rooms in proportion to the number of students, and that the laboratories are as far away from the classrooms as possible.
- The school should include at least one canteen with (cafeteria or restaurant) with the necessary services from a store and an air-conditioned place to eat food or a dining hall with its facilities commensurate with the distribution and number of students, and it shall also conform to the Health Conditions specified by Public Health Legislation in force in the Emirate.
- Providing a playground for students to play in schools and kindergartens with an area not less than twice the area of the classrooms and a flagpole with at least (30%) of the area of the playground shaded, with materials approved by the Competent Authority.
- The school must include the necessary sports fields in accordance with the requirements of the Ministry of Education, and the school must include a hall for free activities (multi-purpose activities).
- The school should include a Health Clinic consisting of at least one room for the School Doctor and another for the Nurse attached to them an examination room and a separate toilet, provided that their area is in compliance with the Health Conditions specified by the Health Legislation in force in the Emirate.
- Gas tanks, if any, must be on the ground floor and open from outside the building.

13. **General Requirements for Kindergarten**

- Kindergarten Building must be independent from the other educational stages, the classrooms should be on the ground floor only, and that can be bypassed in the event of technical reasons approved by the Concerned Administration. In this case, Safety and Security Requirements are taken into consideration to ward off various dangers and apply all required general specifications.
- The number of students in the class must not exceed (25) students, and that each student shall be allocated an area of no less than (2) m^2.

- The kindergarten should include rooms for administration, teachers and supervisors in proportion to the number of students in accordance with the terms of the Ministry of Education and the conditions specified by the Competent Administraation.
- The kindergarten must include a clinic consisting of at least (two rooms and a separate toilet) equipped with the most important medical equipment and first aid necessary for children, provided that its area is in compliance with the Health Conditions specified in the Public Health Legislation in force in the Emirate.
- Providing an indoor air-conditioned gymnasium with a minimum area of no less than (100) m^2.
- Providing a Learning Resource Room at a rate of (1)m^2/ student, provided that its area is not less than (100) m^2.
- Providing a playground equivalent to twice the area of the classrooms, provided that at least (50)% of the area of this square is shaded, as well as allocating part of the square for planting shrubs and flowers and placing appropriate games for children with materials approved by the Competent Authority.
- Providing a dining hall for students at a rate of (1.50) m^2/ student, provided that the times of the first and second kindergarten students are divided.
- The kindergarten should include at least one canteen.
- One of the kindergarten halls must be designated for free activities.
- It is not allowed to have a swimming pool for the Kindergarten Section except in the event that the design is secured in a separate, safe and not connected part to the classroom and under the supervision of specialists.

14. **General Requirements for Nurseries**

- The nursery must be on the ground floor and include empty spaces that can be used for the mobility activity of children. This can be bypassed in the event that there are Technical Reasons approved by the Concerned Administration. In this case, the security and safety requirements are taken into consideration to ward off various dangers.
- The building must include a clinic consisting of at least (two rooms and a separate toilet) equipped with the most important medical equipment and first aid necessary for children, provided that its area is in compliance with the Health Conditions specified in the Public Health Legislation in force in the Emirate.
- The distance between each two beds in the nursery rooms should not be less than (1.00) meters.
- Providing a spacious, shaded, sand-covered and agriculture courtyard, proportional to the number of children.

Article (18) Healthcare Buildings

18.1 Location

1. It is permitted to establish hospitals and clinics in areas where this use is authorized, according to the map attached to Land Use Classification and Codification System in the Emirate.
2. Pharmacies, fitness centers, massages and slimming should be located in areas where commercial uses are authorized.
3. The distance between any pharmacy and the nearest pharmacy must not be less than (200) meters on a traffic road.

18.2 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

18.3 Setbacks

Healthcare Buildings Setbacks shall be applied according to the Planning Requirements issued by the Concerned Administration.

18.4 Levels and Heights

1. Level of the ground floor tiles must not exceed (1.20) m from the Approved Design Level.
2. If the hospital is higher than (10) floors above the ground floor, it is permitted to constrcut a Service Floor for mechanical, electrical, and health services and the like, where the Net Height of which does not exceed (3.00) meters, and is not less than (2.40) meters, and it can be repeated every (10) floors after approval Competent Administration.
3. Minimum and Maximum Height of Healthcare Buildings shall be according to the following table:

Table No. (43) shows minimum and maximum net height of Healthcare Buildings

Use	Min. Net Height	Max. Net Height
Hospitals	According to its studies	
Pharmacies	3.50 m	4.50 m
Fitness, Massages & Slimming Centers		

18.5 Basement Floor

It is permitted to build Basement Floor of the Hospital on the entire parcel, provided that the Basement Ceiling Level does not exceed the parts outside the boundaries of the ground floor according to the approved design and adhere to the specified net height. Building outside the approved building line is not permitted, and it is allocated for medical and service purposes for the hospital such as stores, kitchens, x-rooms, file rooms, etc. Depending on the nature of the design and the excess, it is used as Parking Lots with the application of the conditions approved in Article No. (30) of this Regulation

regarding determining the dimensions of the Parking Lots, the slopes and width of the slope leading to the Basement Floor.

18.6 Roof Floor

Roof Floor is limited to service rooms only (elevator room, water tanks, central air-conditioning equipment ...) and with the rates and conditions mentioned in Article No. (26) of this regulation.

18.7 Boundry Walls (Walls)

1. A wall must be built on the boundaries of the plot from all sides, with a minimum height of (1.60) m.
2. A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of this Regulations.

18.8 Parking Lots

Number of Parking Lots required is determined according to the following table:

Table No. (44) shows minimum number of Parking Lots required for Healthcare Buildings.

Use	Detail	Min. Parking Lots
Hospitals	For each bed is designated for patients	1
	If there are outpatient clinics attached to the hospital, one parking lot will be added for every (70) m^2 of the total net area of the clinics	1
People of Determination Parking	People of Determination Parkings are determined as stated in Table No. (51) in Article (32) of this regulation.	

18.9 Areas and Dimensions of Spaces

18.9.1 Hospitals

1. Reception, Patients Waiting Area and the Main Entrance Hall shall not be less than (120) m^2
2. Commercial Activity Area must not exceed (5%) of the Building Area of the Ground Floor, and it is allowed to be used as a Pharmacy, Flower Shop, Gift Shop, Cafeteria, Optical Store and other Commercial Activities required for Hospitals.

18.9.2 Private Clinics

Clinic Area must not be less than two rooms and a hall, where the area of each room must not be less than (12) m^2, taking into account that a separate room is allocated for treatment and a separate hall for Males Waiting and another one for Females.

18.9.3 Pharmacies

Pharmacy Area shall not be less than (28) m^2.

18.9.4 Fitness, Massages and Slimming Centers

1. A separate place and a small changing room should be allocated for both genders.
2. A place to rest away from air currents is designated for sitting after exiting wet baths (steam) and dry baths (saunas).

18.10 Projections

1. Projections in Healthcare Buildings shall be applied according to the Planning Requirements issued by the Concerned Administration
2. General requirements are referred to in Article No. (23) of this regulation

18.11 Sanitary Rooms

Minimum Sanitary Rooms that must be available in Healthcare Buildings are as follows:

Table No. (45) shows Minimum Sanitary Rooms that must be provided in Healthcare Buildings

	Healthcare Unit	Sanitary Room
1	Hospitals	Sanitary Rooms are provided to Hospitals according to Special Studies and International Specifications and Standards. (Provided that the study is submitted for approval of the Specialized Administration).
2	Private Clinics	The clinic must have at least one toilet.
3	Fitness, Massages and Slimming Centers	It shall be provided with toilets and bathtubs (showers) for both genders, with numbers commensurate with the area of the center.

18.12 Corridors

Net Width of Public Corridors of Healthcare Buildings shall not be less than the requirements of use, with a minimum of (2.40) m.

18.13 Loading/ Unloading Spaces

The requirements mentioned in Clause (15.10) of Article (15) of this regulation shall be applied.

18.14 General Requirements

18.14.1 Hospitals

1. Obtaining approval from the Department of Health and Medical Services is a prerequisite for obtaining a building permit.
2. The design and implementation of the hospital must be done in accordance with International Standards approved for Hospitals.

3. The areas of the elements and their relationship with each other, the width of the corridors, the doors, the necessary electrical, sanitary and mechanical installations, and the materials used must be studied in accordance with the types, specifications and measurements of the medical devices and equipment used in them, the hospital must be provided with a backup generator.
4. The interior furnishings plans must be prepared specifying the types and sizes of devices and equipment used in the different sections.
5. Ventilation and Natural Lighting must be provided for patients' accommodation rooms, waiting rooms, offices and lounges, and Mechanical Ventilation must be provided in accordance with the Approved Standard Specifications for other parts that do not have Natural Ventilation.
6. The intensity of lighting (natural or artificial) in all parts of the hospital must be in accordance with Approved International Standards.
7. The patient accommodation rooms should be as far as possible from the Streets and Parking Lots, and the wall should prevent the transmission of sound from one room to another.
8. Waste Rooms and means of handling and disposing of Medical Waste must be provided in accordance with Special Specifications. Necessary procedures and approvals of the Concerned Administration should be taken.
9. The consultant must submit a complete study of public and patient elevators, as stipulated in Article (39) of this regulation.

18.14.2 Clinics and Pharmacies

a. Obtaining the approval of the Department of Health and Medical Services as a condition for obtaining a building or decoration work permit.
b. The floor should be made of smooth materials that are easy to clean.

18.14.3 Fitness, Massages and Slimming Centers

1. Obtaining the approvals of the Concerned Authorities.
2. The building must have adequate sanitary conditions in terms of lighting and natural ventilation.
3. The steam production medium for saunas must be completely separated from the bath.
4. Sports equipment or tools that cause stress on walls and ceilings should not be installed, and only simple equipment may be installed provided that they are installed in a safe manner.
5. The gymnasium that produces noise or vibrations (karate, weightlifting, etc.) must be on the ground floor or the mezzanine of the building, and its floors and walls must be equipped with sound-insulating materials.

Article (19) Wedding Halls

19.1 Location

1. The site must be designated for commercial use and commensurate with the project's activity, and it is located on two intersecting streets, one of which is a main (commercial) and a secondary one, or the sites designated for this use.
2. The width of the road that the hall overlooks must be a minimum of (20) meters.
3. The area must not be less than (4000) m^2, and the length of the side overlooking the main street must not be less than (50) meters.
4. The distance between the site and the nearest hospital should not be less than (500) m from all sides.
5. The distance between the site and the nearest mosque must not be less than (250) m from all sides.
6. The distance between the wedding hall and another one should not be less than (500) m from all sides, measured from the external borders of the land.
7. It is necessary to take into account the establishment of wedding halls far from places where fuel and gas are sold and the like from places that may create a risk, so that the project site separates from these facilities a secondary street whose width is not less than (25) m, or a plot of land from an approved scheme whose width is not less than (25) m.

19.2 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

19.3 Setbacks

The building setbacks on the surrounding streets, neighborhoods, and other borders shall not be less than the permissible distances in the building system in the region, so that it is not less than (3) meters.

19.4 Boundry Walls (Walls)

1. A wall must be built on the boundaries of the plot from all sides, with a minimum height of (1.60) m.
2. A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of the Regulations.

19.5 Parking Lots

1. One parking lot must be provided for each (20) m^2 of the Hall Area + Parking Lots for People of Determination as stated in Table No. (51) in Article (32) of this regulation within the boundaries of the plot.
2. The parking spaces must be secured within an open yard or an adjacent parcel adjacent to the building that is used for parking in the event that the parking is not available within the boundaries

of the land on which the project is built, provided that the plot of land is merged with the project's land and it is prohibited to decommission the merger later, except in the case of changing the use for another activity that does not require this condition.

3. Taking into account the integrity of the design in studying the circulation of cars entering and leaving the hall and obtaining the approval of the Concerned Authority on the design.

Article (20) Petrol and Fuel Stations

20.1 Location

1. It is permitted to establish Petroleum Stations in the designated areas in the map attached to Land Use Classification and Codification System in the Emirate.
2. It is not permitted to use the lands allocated to Petroleum Stations for any other uses except for some secondary uses for car service and shops for beverages, fast food and the similarly.

20.2 Built up Ratio

Built up Ratio shall be applied according to the Planning Requirements issued by the Concerned Administration.

20.3 Setbacks

1. Setbacks shall be applied to the establishments according to the Planning Requirements issued by the Concerned Administration.
2. If the Planning Conditions do not mention the setback, the minimum setback for these establishments must be (3.00) m from the neighborhood.
3. It must be taken into account that all petroleum station buildings are not less than (20) meters from the fuel tanks, ventilation pipes, and pumps.

20.4 Levels and Heights

1. The level of the tiles on the ground floor of the buildings shall not exceed (1.20) m from the approved design level.
2. Heights of shops, service blocks, and offices, shall be applied as shown in Table No. (18).
3. Other heights are subject to a special study provided to the Competent Authority.

20.5 Boundry Walls (Walls)

4. A wall must be built on the boundaries of the plot from all sides, with a minimum height of (1.60) m.
5. A retaining wall shall be taken into consideration for the cases mentioned in the specifications stipulated in paragraph (8) of Clause No. (6.8) of this Regulations.

20.6 Parking Lots

Parking Lots must be provided at the rate of one parking lot per (70) m^2 of the Net Shops Area (mini-markets) and services that need parking, and it is taken into consideration that these parking spaces do not hinder the circulation of cars inside the station.

20.7 Areas and Dimensions of Spaces

Areas and Dimensions of Spaces must not be less than the following:

1. The area allocated to car service and shops for beverages, fast food and the like must not be less than (150) m^2.
2. A maximum of (3) rooms are permitted to be used to accommodate workers in all stations located outside the city limits, taking into account the Areas and Dimensions of Residential Spaces, as indicated in Table No. (3). It is not allowed to construct Workers Accommodation Rooms in all stations located inside the city.

20.8 Sanitary Rooms

Minimum Sanitary Rooms that must be available are as follows:

Table No. (46) shows minimum Sanitary Rooms that must be provided in Petrol and Fuel Stations

Services	Minimum Sanitary Room
Station staff	Number of toilets must be proportional to the number of workers, with a toilet and washbasin for every (20) workers and employees.
Public Service (Customers)	Toilets (Female/Male) must be provided so that they are spreated from those designated for the station staff and include at least two toilets and washbasins for each in a suitable location.
Masjid Mosque	Requirements for Sanitary Room for Masjids (Mosques) set forth in Clause (16.11) in Article (16) of this regulation are referred to, with a minimum of a Toilet, a flushing toilet and a washbasin attached to the mosque.
Resturant	Minimum one Toilet and one extra washbasin.

20.9 General Requirements

1. The consultant must review the Environment Protection and Development Authority and the Wastewater authority in the Emirate to obtain the initial approval before finalizing the designs and plans.
2. Security and Safety Conditions approved by Civil Defense Department in the Emirate must be provided, taking into account that the doors and windows are made of fire-resistant materials in accordance with the Requirements of the Civil Defense Department, and that they are opened on the opposite side of the station away from the sources of danger.

3. Car wash and service stations must be equipped with the appropriate means and equipment for water drainage and purification, such as sand sedimentation chambers, oil traps, and pumps to ensure water purification before connecting it with analysis tanks or the public network.
4. The Consultant shall submit a plan drawing for the General Station Site, indicating the following:
    a. The proposed entry and exit routes for the station in proportion to the speed of the street on which the station is located and the radius of the entry turnover approved by the Concerned Administration.
    b. All elements of the street standing at a distance of (500) m before and after the station site, which include traffic panels, lighting poles, trees, manholes, pump rooms, electrical substations and the similarly.
    c. The direction of traffic, the number of lanes, and the speed declared on it.

Sixth: General Requirements

Article (21): Building Heights

1. The level of the ground floor of the buildings must not exceed (1.20) m above the approved design level (excluding residential villas and unless otherwise indicated).
2. Building heights are determined starting from the approved design level for calculating the level of the ground floor tiles, and according to the details of the building heights scheme for the city, with the exception of buildings for which special decisions are issued. In general, the maximum building heights are equal to the total floor heights according to the planning conditions (the height of the floor allowed for each floor according to the regulation and requirements) in meters plus the level of the ground floor.
3. Height of the roof parapet in buildings should not be less than (1.00) m after the final finishing and the various layers of insulation, and not more than (1.80) m, except in cases of Architectural Façades or in some buildings whose conditions stipulate otherwise and in accordance with the approval of the competent authority.
4. Net Height of other buildings shall be, (including covered parking and other buildings) as the following table shows:

Table No. (47) shows minimum and maximum Net Heoght for other uses

Uses	Min. Net Height	Max. Net Height
Covered Parkings	(2.50) m (Below structural beams and hanging service lines)	(4.00) m
Other Buildings	According to its studies	

5. Net Height of the Internal and Public Corridors of other buildings that were not mentioned shall not be less than:
    - (2.70) m for Residential Buildings, Workers' Accommodation, Office Buildings and Specialized Buildings
    - (3.00) m for Commercial Buildings, Educational and Healthcare Buildings Corridors.
6. For special considerations that characterize the nature of some buildings and architectural designs (showrooms, cinemas, schools, commercial centers, industrial equipment, and the similarly), it is permitted to exceed the heights referred to in this article, or other articles of this regulation. It applies the standard specifications approved by the Technical Committee and the needs of the People of

Determination in every use, taking into account the coordination of the heights of these buildings with the neighboring buildings.

7. For buildings where the maximum height of the roof floor is not mentioned (and it is allowed to have a roof floor) or the basement, Maximum Net Roof Floor Height is (3.50) m, the Minimum Height is (2.70) m, the Maximum Basement Roof Height is (3.50) m and the Minimum Net Height is (2.50) m.
8. Parts that are permitted to exceed the height of buildings and structures are determined as follows:
    - Decorative elements in general, including Minarets, Domes, and Decorative and Heritage Towers.
    - Chimneys and smoke discharges, water tanks, elevator cores, stairs, radio and television antennas, cooling towers, pergolas, helipads and parts of roof parapet.
    - Commercial towers for advertisements provided that they comply with the regulations and conditions approved by the Concerned Administration in this regard.
    - In trusses and domes, it is permissible to exceed the maximum building height and the maximum net internal heights in order to fulfill the structural and aesthetic requirements.
    - It is required to permit height exceeding in the cases referred to in the previous paragraph, taking into account the following:
        - No part of the facilities, buildings in which height is permitted shall be used for residential or commercial purposes, and for billboards to be according to the heights permitted in the legislations regulating them.
        - The height must not exceed the amount necessary to perform its function according to the decision of the Technical Committee, and it should not pose a threat to air traffic or damage to the neighborhood, and the building, tower or crane must be provided with day and night light signs when the height exceeds (60) meters.
        - It is required to review the Civil Aviation Department in the Emirate in the event that the height of the building's tower or crane exceeds (60) meters, and to submit an Aerial Study proving that the building's tower or crane does not affect the safety of Aircraft in case its height is (147) meters or more.

Article (22): Setbacks

Setbacks for buildings shall be determined according to the Planning Requirements issued by the Concerned Administration and Land Use Classification and Codification System in the Emirate. The setback is measured starting from the edge of the parcel.

1. Setbacks are applied starting from the Ground Floor of all buildings and according to the Planning Requirements.

2. Setbacks are determined from the edges towards the open areas such as Sikkas unless otherwise mentioned.
3. Setbacks of buildings, public buildings, or buildings that are not mentioned in the terms of this Regulation shall not be less than (3.00) meters from all directions (unless otherwise indicated by the Planning Requirements issued by the Concerned Administration), and the Internal Setback between the main buildings shall not be less than (3.00) m, unless otherwise indicated.
4. With the exception of the projections authorized in accordance with Article (22) and Clause (6.14) of Article (6) of this Regulation and the articles authorized for projection, and in accordance with the Planning Requirements, no projections exploited in the setbacks are permitted.
5. The setback for all buildings, regardless of their height from the side of the cemetery, must not be less than (5.00) m.
6. When setbacks from the side of streets, sikkas, neighborhoods and other borders, the various service lines must be taken into consideration, and the structural design does not allow any structural elements to emerge outside the boundaries of the plot.
7. A setback of not less than (1.50) m for swimming pools, underground water tanks, septic tanks and the similarly must be adhered to from the Boundry Walls or walls of any building.
8. A setback of not less than (1.20) m for caravans and temporary structures must be committed from the Boundry Walls and walls of any building, unless otherwise indicated.
9. Setbacks shall be adhered to in a manner that does not contradict with the Planning Requirements issued by the Concerned Administration and Land Use Classification and Codification System in the Emirate.

Article (23): Balconies and Projections

1. Projection is authorized in accordance with Building Requirements issued by the Concerned Administration.
2. It must not be permitted to project any balcony on a sikka or street with a width of less than (7.50) m or within the minimum boundaries of shafts, courtyards and setbacks. It is not permitted to make structural projections for retaining walls, bases and foundations of buildings and Boundry Walls outside the boundaries of the plot of land.
3. Unused Aesthetic Projection is permitted inside the plot in accordance with the following conditions:
    - An Unsed Aesthetic Projection of (0.30) m shall be permitted, starting from the height of the ground floor window session, and no less than (1.00) m above the approved design level.
    - An Unsed Aesthetic Projection, with a maximum of (0.20) m, is permitted inside courtyards and shafts whose dimensions exceed (4.60 x 4.60) m^2.

- An Unsed Aesthetic Projection is permitted in corridors in accordance with Article (36) of this regulation.

4. An Unsed Aesthetic Projection of the wall (Boundry Wall) ornaments is allowed towards the street only with a maximum of (0.30) m from the edge of the plot, with a height not less than (2.50) m from the approved design level, and it is allowed to project the ornaments with a maximum of (0.15) m without this height. .
5. No Aesthetic Projections or any construction works for buildings and Boundry Walls are allowed outside the plot within the neighborhood and other borders.
6. The Competent Administration may agree not to restrict the Aesthetic Projections if the Technical Committee approves the design of the presented building, provided that these Aesthetic Projections do not exceed the boundaries of the plot.

Article (24): Pergolas and Parking Lots Sheds

24.1 Pergolas

1. It is permitted to build pergolas around the buildings in the vacant areas of the plot and in the setbacks given that the cut off percentage shall be at least (50%) of the total area of the pergola and the height not to exceed (3.00) m.
2. It is permitted to build pergolas to cover swimming pools on the roof, provided that their setback shall be at least (1.50) m from the building boundary and its projection shall not exceed (1.50) m from the pool edge, and its height shall not exceed (3.00) m above the pool level.

24.2 Parking Lots Sheds

Parking Lots Sheds Permit Request outside the parcel in all areas of the Emirate is subject to study and approval of the Competent Administration.

Article (25): Basement Floor (Underground)

General requirements for constructing Basement Floor are as follows:

1. Minimum Net Height of the Basement should be (2.50) m, and it does not include the height of the Service Space.
2. It is permitted to build the Basement Floor on the entire plot, provided that the Basement Ceiling Level does not exceed the parts outside the boundaries of the Ground Floor according to the Approved level Design and Commitment to the determined Net Height. Building outside the approved building line is not permitted, Provided that its use is limited to building services (stores -

kitchens - car parks ...), with the implementation of the requirements approved in Article No. (30) of this regulation regarding determining the Dimensions of Parking Lots, the Inclinations and the Width of the Slope leading to the Basement Floor. Except in the case of labor and staff accommodation construction shall be construct on the area of the ground floor only.

3. The Basement Area is not calculated from the permitted Built up Ratio, where more than one Basement may be constructed for Parking Lots. With the exception of Residential and Investment Villas, and Labor Housing, where only one Basement Floor is allowed.
4. The Basement Floor may not be used for housing, office or commercial purposes. The Basement Floor may not be used separately from the Main Building, and its use is restricted only to the following service purposes:
    - Parking Lots and Building Services (electricity, itslat, water tanks, pumps and the similarly).
    - Special services (for residents such as washing room, drying clothes, swimming pool, health club and the services attached to them, children's games, sports games and the similarly).
    - Special services for specialized buildings such as hotels and hospitals (kitchens - services).
5. Providing Ventilation and Lighting in Basement Floor in accordance with the requirements mentioned in Articles (27 & 28 & 29) of this regulation.
6. It must be taken into account that no part of the basement floor or its foundations protrudes beyond the boundaries of the plot or outside the approved building line from the side of the street. All the necessary access elements to the basement, including entrances and slopes, must be within the boundaries of the plot, and no part of it is allowed to be constructed outside the boundaries of the plot.
7. It is taken into account when making the support of the excavation aspects not to use the neighboring land except after obtaining the written consent of the owner (the neighbor), as well as not to project it outside the boundaries of the plot in streets, sikkas and open areas except after submitting its structural design to the Competent Administration and the approval of the Concerned Authority, taking into account the provision of all Safety Conditions for neighborhood facilities during drilling and casting operations for Basement Floors, draining water, pouring pile foundations, providing all safety conditions for neighborhood facilities. The Basement must be insulated by appropriate Technical Methods to prevent external water from escaping into it regardless of its source, and providing means for water drainage while adhering to the Approved Technical Specifications.
8. The basement floor must be provided with the necessary means and equipment to drain water.

Article (26): Roof Floor

1. The Roof Floor is designated for building elevator equipment rooms, stairs, water tanks, pump rooms, electricity, communications services, air-conditioning equipment, and some Aesthetic Canopies (Pergolas) and other service uses approved by Concerned Administration. Residential Rooms are not permitted to be built except on the Roof Floor of Private and Investment Villas.
2. The Area of constructions shall not exceed (35%) of the Total Area of the Last Floor, this area shall include all constructions on the Roof Floor. Its structure shall be of reinforced concrete or its equivalent, and its setbacks shall not be less than (1.50) m from the front end of the building.
3. The height of Roof Parapet in buildings should not be less than (1.00) m after the final finishing and the various layers of insulation, and not more than (1.80) m, except in cases of Architectural Façades or in some buildings whose requirements stipulate otherwise and in accordance with the approval of the Competent Administration in the Department .
4. The locations of tanks, satellite dishes, and equipment such as air-conditioning equipment, facade cleaning equipment, and the similarly must be determined on the Roof Floor, and the detailed plans necessary to treat the Architectural Facades in a way that does not distort the General Appearance, and determine the appropriate height for the Roof Parapet in accordance with the Planning Requirements.
5. It is permitted to place Billboards on the Roof in accordance with the Conditions stipulated in the Legislation regulating them.
6. It is not permitted to use structures built on the roof for any commercial purposes by any means.
7. Roof/Rain water is not allowed to be drainaged outside the parcel boundaries.

Article (27) Natural Lighting and Ventilation Openings

27.1 Windows Requirements

1. Every room (residential or non-residential) and every staircase core, kitchen, hall, or corridor must be provided with a Lighting and Ventilation Opening. The total area of the Lighting and Ventilation Opening shall not be less than (10%) of the floor area of the rooms designated for housing, (5%) of the area of the service floor (kitchens, bathrooms, toilets, stores, and stairs).
2. It is permissible to make Ventilation and Lighting Openings in the same proportions mentioned in the Previous Clause on the ceiling, provided that these openings are directly connected to the outside air and that the part in which these openings are located is not intended for sleeping, and that the openings are equipped with mechanical means of opening at a height of (1.00) m from the floor of the room.

3. Ventilation and Lighting Openings must be provided in the Main Stairs of the Building for each floor, starting from the First Floor until the Last one, with the exception of Residential Villas, Ventilation and Indirect Lighting is allowed for the stairs. The Competent Administration may, for Technical Reasons, allow Mechanical Ventilation and Artificial Lighting, subject to the approval of the Civil Defense Department.
4. Ventilation and Lighting Openings must be provided in Industrial Facilities such as warehouses and workshops with a percentage not less than (5%) of the Floor Area, and warehouse doors are considered part of this Ventilation and Lighting. In the event that there is an office (Administrative) part attached to the Industrial Facilities, the percentage of Ventilation and Lighting Openings for it shall not be less than (10%) of the Office Space Floor Area.

27.2 Doors Requiremetns

Minimum doors width shall be as per the following table:

Table No. (48) shows Minimum Doors Width of Architectural Spaces

#	Architectural Spaces	Minimum Door Width
1	Stairs	(1.10) m
2	Main Door to Residential Units and Offices	(1.10) m
3	Bedrooms and Office Rooms	(1.00) m
4	Kitchens	(1.00) m
5	Bathrooms - Toilets	(0.90) m
6	Shops	(1.10) m
7	Workshops and Warehouses	(3.00) m
8	Patient Rooms in Healthcare Buildings	(1.20) m
Minimum Door Height is (2.20) meters		

27.3 General Requirements

1. All rooms, lounges, corridors, stairs, kitchens and bathrooms of any building must be provided with Natural Lighting and Ventilation specified in this Article, as well as secondary ventilation or cross ventilation when the depth of the room exceeds three times its width.
2. When Lighting and Ventilation is required for any entrance or corridor through the rooms available to it, it must be added to the area of those rooms to determine the amount of ventilation needed.
3. Ventilation and Natural Lighting can be replaced by Ventilation and Artificial Lighting for toilets, stairs, bathrooms, and small preparation rooms (pantry) whose area is less than the minimum area of the kitchen, corridors, lounges and rooms for some specialized projects that require this, provided that the Requirments for Mechanical Lighting and Ventilation are provided.

4. Kitchens may be part of the Living Room Space provided that the required Ventilation is provided in accordance with the provisions of this regulation for the Living Hall from the part opposite the kitchen, along with Mechanical Ventilation for the kitchen.
5. It is not permitted to make Air or Lighting Openings in the vicinity except after the required Setbacks are achieved.
6. The following must be taken into account when making openings in buildings:
    - Provide falling protection (Handrail or Parapet) in balconies and roofs and at points of difference in level and heights that exceed (1.00) m.
    - External doors in Typical Floors shall not open directly to the outdoor or staircase steps.
    - The height of window sills shall be at least (1.00) m unless there are terraces or (balconies) in front of these windows from the outside or if the falling protectors (railing) are provided at a height not less than (1.00) m.
    - The Consultant Engineer shall study the height of the fall protectors (handrails) in a manner that is proportional to the type and height of windows and balconies.
7. Any part of a window that can open is considered to be a Light and Ventilation Opening, or any door designed in such a way that it can be kept open.

In all cases, the Opening must be connected to the outside air with its entire area, and therefore any Opening associated with an automatic device (conditioning device) shall not be considered a Ventilation Opening in accordance with the provisions of this regulation.

Article (28) Shafts and Courtyard

28.1 Shafts

Natural Lighting and Ventilation Requirements for the uses overlooking the shaft and the inner courtyard are as follows:

1- Baths/Toilets

Shaft Area should not be less than (0.64) m^2 and its width not less than (0.80) m. Natural Lighting and Ventilation Requirements can be overridden if an Integrated System for Mechanical Ventilation and Artificial Lighting is provided in accordance with the Approved Specifications.

2- Closed Kitchens

Shafts Area should not be less than (7.00) $m^2$and its width not less than (2.00) m regardless of the height of the building. Mechanical Ventilation is required according to the Approved Specifications and conditions in case the building's height exceeds the Ground + (7) Floors.

3- Open Kitchens

It is permitted to operate Open Kitchens on the Lounges without providing Ventilation shafts for these kitchens for all building heights. Provided that their location faces the Ventilation Openings and the Main Lighting of the Halls, with the exception of the villas (in the case of a main kitchen) with the provision of Mechanical Ventilation according to the Approved Specifications.

4- Preparatory Kitchens (Pantry)

Shafts Area should not be less than (0.64) m^2 and its width shall not be less than (0.80) m, for any of its sides, or to provide Mechanical Ventilation in accordance with the Approved Specifications.

28.2 Inner Courtyard

Internal Courtyard Area varies according to the condition of the rooms or offices overlooking it, as follows:

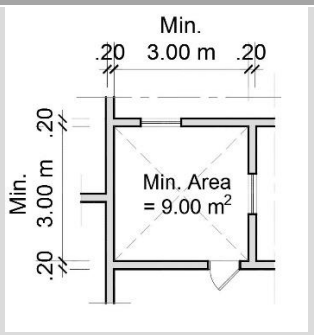
1. If all rooms of the Residential Unit or Office get its lighting and ventilation from the Courtyard itself, then Courtyard Area shall be at least square the half of the Total Height of the floors in which these rooms are located from the ground of the first floor with a minimum of (4.50) meters for any of its sides and (20.25) m^2 for the Area.
2. If some of the rooms overlooking the courtyard are part of an office or a residential unit while the rest of its rooms overlooking a road, sikka, courtyard or legal setback, then Courtyard Area shall be at least square the third of the height of the floors in which these rooms are located with a minimum of (3.00) m for any of its sides and the total area shall be at least (9.00) m^2.
3. If kitchen(s) of one or more residential units in one floor are overlooking the courtyard, or office units with a view of a street, a courtyard, a silkka or a setback, the courtyard area shall be at least a (Half the height X one-third the height) for the floors in which these rooms are located, beginning from the ground of the first floor with a minimum area of (3.00 × 4.50) m^2.
4. In apartments of more than (150) m^2, Natural Ventilation and Lighting of the Maid's rooms can be provided through the Shaft with dimensions not less than (3.00 × 3.00) m^2, whatever the height of the building with the condition of providing Mechanical Ventilation in accordance with the specifications and conditions approved by the Competent Administration if the height exceeds (G+7 floors) or from any other courtyard without affecting its measurements.
5. If rooms and kitchens are overlooking a light well, the dimensions of the maid's room Shaft applies with at least (3.00 × 3.00) m2 of any side and the total area shall be at least (9.00) m2, whatever the height of the building, provided that the mechanical ventilation shall be provided if the height

exceeds the (G+7 floors) in accordance with the specifications and conditions approved by the Competent Administration.

General Requirements:

1. Each Internal Courtyard or shaft in the building shall be provided with a suitable entrance (not less than 70 cm wide) from its ground level to ensure maintenance and cleaning. Shaft shall be covered in a manner that provides access for maintenance in order to avoid insects and dirt.
2. Each Internal Courtyard or shaft shall be equipped with the necessary Rain-water drainage equipment.
3. Shafts walls thickness which separate it from the rest of the building spaces shall be (20) cm.
4. It must be taken into account that all Internal Courtyard or shaft are exposed from the top, and if any roof is placed or constructed on them, the following conditions and requirements apply:
    - If the roof is transparent, side openings to the outside shall be provided with a total area for these openings at least equal to Courtyard or shaft area.
    - If the roof is not transparent, side openings to the outside shall be provided with a total area for these openings at least one and a half times Courtyard or shaft Area.
    - The roof may extend beyond the area of the Courtyard or shaft to a distance not exceeding half the height of the side openings.
    - These openings must be provided with adequate means of opening and closing, and they must be covered with a protective net from rodents and birds.

Table No. (49) shows Minimum Dimensions and Areas of shafts and Courtyard.

<table>
<tr><th colspan="3">Shafts</th></tr>
<tr>
<td> 
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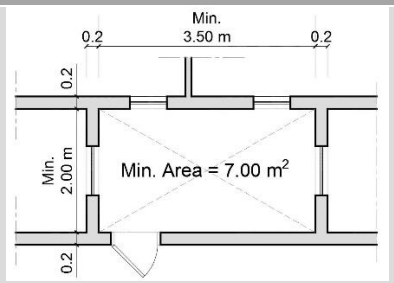
<td> 
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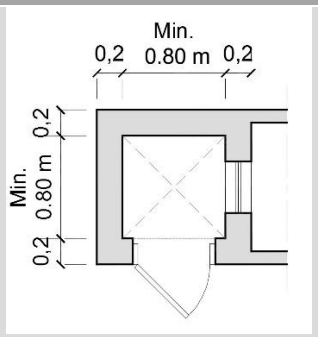
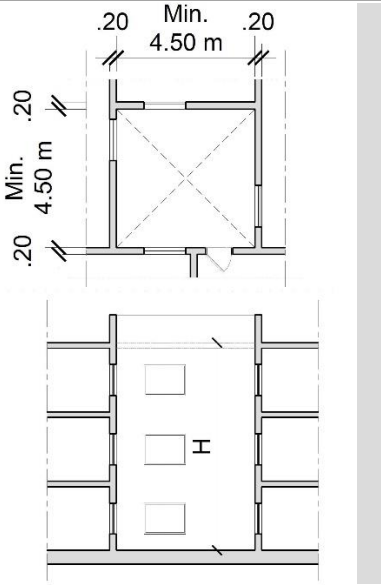
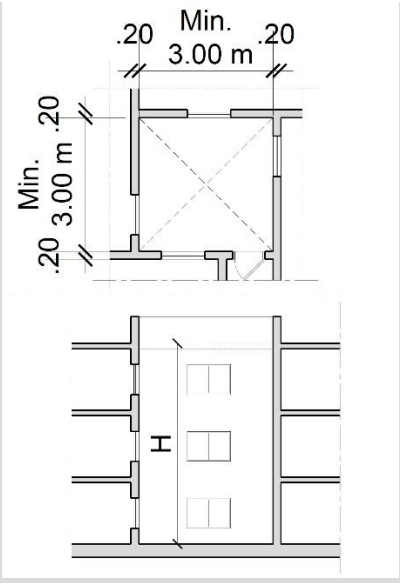
<td> 
</td>
</tr>
<tr>
<td>Mechanical Ventilation must be provided if the building height exceeds (G + 7 Floors).</td>
<td>Mechanical Ventilation must be provided if the building height exceeds (G + 7 Floors).</td>
<td>Bathrooms/Toilets shall be provided with Mechanical Lighting and Ventilation, according to the Approved Specifications and Requirements</td>
</tr>
<tr>
<td>Min. Shaft Area = 9.00 m 2</td>
<td>Min. Shaft Area = 7.00 m 2</td>
<td>Min. Shaft Area = 0.64 m 2</td>
</tr>
<tr>
<td>Maid's Room Apartments above 150 m2
Maid/worker Room + Kitchen</td>
<td>Closed Kitchen</td>
<td>Prep. Kitchens(Pantry) or Baths/ Toilets</td>
</tr>
<tr><th colspan="3">Courtyard</th></tr>
<tr>
<td> 
</td>
<td> 
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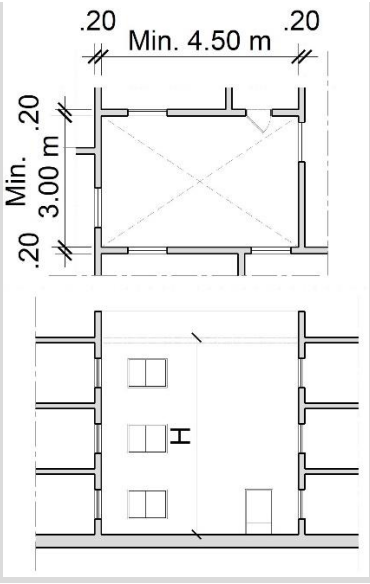
<td> 
</td>
</tr>
<tr>
<td>Min. Area = 20.25 m²</td>
<td>Min. Area = 9.00 m²</td>
<td>Min. Area = 13.50 m²</td>
</tr>
<tr>
<td>Area = (1/2 H) ²</td>
<td>Area = (1/3 H) ²</td>
<td>Area = (1/2 H × 1/3 H) ²</td>
</tr>
<tr>
<td>All residential unit / office rooms that are overlooking it only</td>
<td>Some residential unit / office rooms that are overlooking it</td>
<td>Some Bedrooms / Offices + Kitchens</td>
</tr>
<tr>
<td>Bedrooms / Office Rooms
Or (Bedrooms / Offices) + Kitchens</td>
<td>Bedrooms / Office Rooms</td>
<td>(Bedrooms / Offices) + Kitchens</td>
</tr>
<tr>
<td>All rooms do not overlook the outside</td>
<td>Some rooms do not overlook the outside</td>
<td>Some rooms do not overlook the outside</td>
</tr>
</table>

Article (29): Lighting, Mechanical Ventilation and Central Air Conditioning

If it is not possible to provide Natural Lighting and Ventilation in some buildings such as Cinemas, Halls, Commercial Centers, Restaurants, Specialized Buildings and Public and Private Building Services, then it may be replaced by Artificial Lighting and Mechanical Ventilation, provided that:

1. These buildings must have a central air-conditioning system and electrical lighting in all parts of the building.
2. All designs for air conditioning work must be prepared by ensuring the provision of temperatures, relative humidity, degree of purity and quantity of air, adjusting pressure differences, sound insulation, and isolating the recommended vibrations within the places to be adapted and conforming to the schedules and specifications of air conditioning and cooling and its system approved by the Competent Administration and International Specifications.
3. External Air Inlet must be far enough from any source of pollution, and a protection net must be installed to trap insects on the Air Inlet and at an appropriate height from the ground.
4. Air filters with an efficiency of no less than (99%) must be used in Surgical Rooms, Serology Laboratories, Pharmaceutical Factories and similar applications that require this. The filter must be connected with an appropriate alarm to warn of the need to change it when its resistance reaches its maximum limits.
5. Sound bushings shall be used to isolate the noise created by air conditioning equipment, Systems must be used to isolate vibration so that it does not affect the Building Structural Safety.
6. Shafts Area and Specifications overlooking the kitchens with mechanical ventilation must be in accordance with what was mentioned in the previous article related to the conditions of lighting and ventilation of the uses overlooking the shaft and Inner Courtyard.
7. The specifications and conditions set forth in the Green Buildings Regulations "Barjeel" approved by the Concerned Administration regarding thermal insulation, specifications and calculations for ventilation, air conditioning and lighting, must be applied.

Article (30) Parking Lots

30.1 General Requirements

1. Parking Lots must be available (covered or shaded) within the boundaries of the plot on which the building is built.
2. Number, Dimensions, Specifications and Design of Parking Lots must be in accordance with the Standard regulations and Specifications set forth in Clause (30.2) of this Article.

3. No modifications may be made to the number, dimensions, specifications and design of Parking Lots approved in the Building Permit before obtaining the approval from the Competent Administration. The Contractor and the Engineer shall be responsible for any change that has not been approved by the Competent Administration in advance, even if such modifications are technically and acceptable. The Owner shall be responsible for any modifications made after issuing Building Completion Certificate that have not been approved by the Competent Administration.
4. The Competent Administration may request the conduct of traffic impact studies for projects that lead to a significant impact on or increase the traffic (projects that are established according to special approvals, specialized projects, commercial centers, complexes and educational facilities of all kinds, such as schools, universities, colleges, health facilities, and the similarly).
5. The presence of Public Parking Lots next to any plot does not exempt this parcel from the conditions for providing Parking Lots therein in accordance with the provisions of this Regulation, with the exception of the Commercial Center Area (Al Nakhil) as stated in Clause (30.2) of this Article.
6. The locations of the entrances and exits of the cars must be adhered to according to the requirements of the Concerned Administration and according to the Planning Conditions if there is what defines these places on the Planning Map.
7. Vehicles entrances or exits may not be placed on pedestrian sikka or on lots designated for parking or public utility unless entry from the streets is not possible or for any Technical Reasons approved by the Concerned Administration.
8. It is permitted to exceed the maximum level of the Basement Ceiling specified under the provisions of this Regulation if the Basement Floors and the Ground Floor are designated as Parking Lots, provided that the height of Ground Floor does not exceed the height specified in this Regulation.
9. Road Works Drawings attached to the Building Permit Application must include the following drawings as a minimum:
    - A site plan (setting out plan) shows the streets, sikka, sidewalks, and Neighboring surrounding the plot, as well as the levels of the sikkas, existing streets, levels of the plot and the neighborhood, the reference levels, entrances and exits of the cars, direction of traffic in the streets surrounding the plot. In addition to any traffic signs, intersections, turns, or obstacles affecting the entrances and exits, as well as any poles for street lighting.
    - Parking plans for all floors including parking calculations.
    - standards, specifications, traffic instructions, signals and necessary control means.
    - Any other details requested by the Concerned Administration.

- Traffic Impact Study (upon request).

10. Appropriate Natural Lighting and Ventilation must be provided, and if this is not possible, then Artificial Lighting shall be provided with an Effective Mechanical Ventilation System in accordance with the standard specifications approved by the Concerned Administration.
11. The necessary installations for rainwater drainage must be provided at the end of the entry and exit slopes. The necessary ground drains and slopes must be made on the floor of the Parking Lots.
12. If, after the issuance of the Building Permit, it appears that there is a conflict between the exits and entrances of the neighborhood, the traffic or the surrounding streets, the Competent Administration shall have the right to request the modification of the entrances or exits in accordance with the existing situation.
13. parking floors shall be covered with an appropriate layer of concrete that is easy to clean.
14. Plans indicating the method of excavation protection must be submitted to the Competent Administration for approval if the excavation work on the boundaries of the plot from the neighborhood, and to the Concerned Administration if the excavation work on the boundaries of the plot from the side of the streets and sikkas.
15. A plan shall be submitted for the external sidewalks surrounding the plot, indicating the dimensions and reference levels for approval by the Concerned Administration, taking into account that the sikkas surrounding the building are paved to the middle of it at a level exceeding (0.15) m above the approved design level, and the tiles used in the sidewalks are determined according to the conditions of the Competent Administration.
16. Charging Stations for Electric and Hybrid Vehicles must be provided in accordance with the requirements set out in Paragraph (403.03) and Table No. (15) of Ras Al Khaimah Green Building Regulations "Barjeel".

30.2 Technical Requirements

1. Different floors of Parking Lots must be provided with floor signs and traffic signs installed in clear places indicating the direction of entry and exit and traffic circulation inside the Parking Lots. As well as placing reflective mirrors on places where there are not enough vision spaces.
2. Parking Lots must be equipped with concrete wheel stopper to prevent overstepping the front limits of the parking lots.
3. All columns and walls adjacent to the circulation of vehicles must be equipped with appropriate rubber corners to prevent the movement of vehicles. It is not required to provide these corners if there are sidewalks that prevent them from being exposed to the movement of cars.

4. Parking areas and their numbers must be determined according to the plans approved by the Concerned Administration.
5. Minimum number of Parking Lots that must be available in Specialized Buildings that are not mentioned in this Regulation is as follows:

Table No. (50) shows minimum number of Parking Lots that must be available in Specialized Buildings

#	Use	Detail	Min. Parking Lots
1	Theaters and Cinemas	For each (3) seats	1
2	Wedding and Banquet Halls	1 Parking Lot / 20 m^2 of the Hall Area	
3	Entertainment Uses, Specialized/Public Buildings	According to the studies for each project	

6. Lands located in the Commercial Center Area (Al Nakhil) according to the Map of Uses Classification shall be exempt from the conditions for providing Parking Lots and according to the planning requirements issued by the Concerned Authority for the plot.
7. If the parcel is located in the Commercial Center Area (Al Nakhil) on two streets, one of which is a subsidiary and the other is a main one, the permitting of car entrances and exits is restricted to the secondary street only, or as determined by the Concerned Administration.
8. When determining the locations of entrances and exits of the car parks, the following must be taking into account:
    - Separate entrances and exits for cars (ramps) must be provided to each Parking Floors. The Concerned Administration may approve the addition of electric elevators for cars if there are Technical Reasons that require this, provided that the Consultant must present a thorough study of the elevators as in item (38.3) of Article (38) of this regulation, the presence of at least one ramp for cars is required.
    - To be at a distance not less than (15.00) m from the corner of the land lot and the Competent Administration can reduce this distance to (9.00) meters in case of Technical Reasons that require this.
    - To be far enough, in order to be approved by the Building Permits Committee, from any Traffic Intersections and not to be facing a (T) intersection in case of single streets.
    - They do not conflict with the entrances and exits of buildings in The neighborhood.
    - The locations of the entrances and exits of Parking Lots shall be chosen to ensure the safety of traffic in the streets surrounding the Parking Lots by placing them as far as possible from the intersections and highways.
9. Minimum width of Parking Lots entrances and internal roads shall be as follows:
    - (3.00) m in one-way traffic only
    - (6.00) m in two ways traffic.

- In Small Plots or those that have Compelling Technical Conditions, the Competent Administration may accept one lane of (3.00) m wide for entry and exit of cars after the light signals and the electronic system necessary to control circulation have been provided, and all requirements of the Competent Administration in coordination with the Concerned Administration are applied.
- Minimum dimensions of bus stops shall be (12.00 x 4.00) m, and the minimum width of traffic lane in bus stops shall be (12) m if the street is one-way only, and (16) m if the street is two-ways.

10. Curves must be of suitable dimensions for the circulation of the car's turns and turning safely inside the Parking Lots and upon entering and exiting it, as shown in Figure (14).

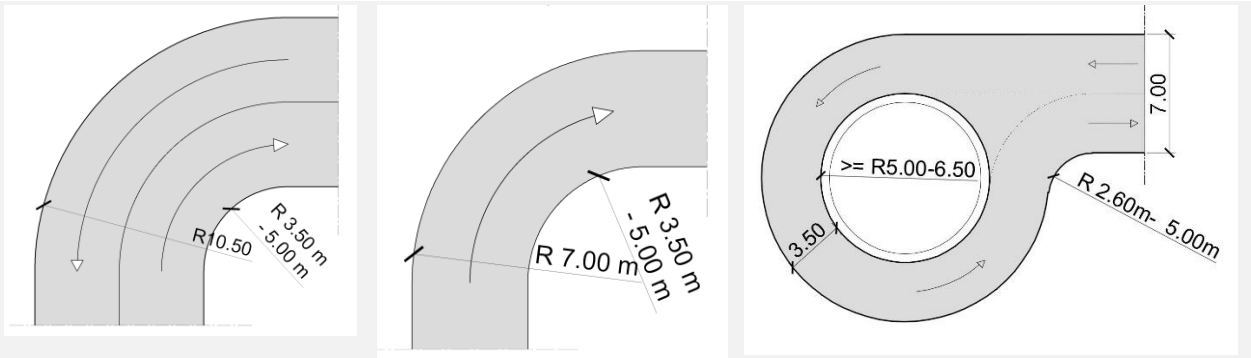


Figure (14) shows dimensions of curves for cars circulation in Parking Lots *

*Reference: Neufert Architects' Data, Ernst and Peter Neufert ,Third Edition,Wiley-Blackwell,

11. The minimum dimensions for light car parks and the width of traffic lanes in light car parks shall be as follows (as per in Figure 15 & 16 & 17):

- **In case of Parkings parallel to the road**

Minimum dimensions of Parking Lots shall be (2.50 m × 6.00 m), and minimum width for the street is (4.00) m.

- **In case of parking at an angle of (45°) degrees to street direction**

Minimum dimensions of Parking Lots shall be (2.50 m × 5.50 m), and the minimum width for the street is (4.00) m.

- **In case of parking at an angle of (60°) degrees to street direction**

Minimum dimensions of Parking Lots shall be (2.50 m × 5.50 m), and the minimum width for the street is (4.00) m.

- **In case of parking perpendicular to the street**

Minimum dimensions of Parking Lots shall be (5.50 m × 2.50 m), the minimum width for the street is (5.50) m if the street serves in one direction, and the width of the street is (6.00) m if the street has two directions.

If the driveway of Parking Lots has is dead end with (6.00) m or less width, a Turning Bay shall be made at the end so that the cars can turn around and go back out of the corridor (the lane) without obstructing the road (as shown in Figure 17).

- The Competent Administration may reduce the depth of the car parks that are designed inside the plot by no more than (40) cm in the case of Compelling Technical Reasons that require this and approved by the Building Permit Committee.
- Minimum Net Parking Height shall be (2.50) m and Maximum Height is (4.00) m. Unless the parking is part of a floor in which another activity is practiced, it can be allowed for the height of the floor to be unified according to the maximum authorized height for that floor.

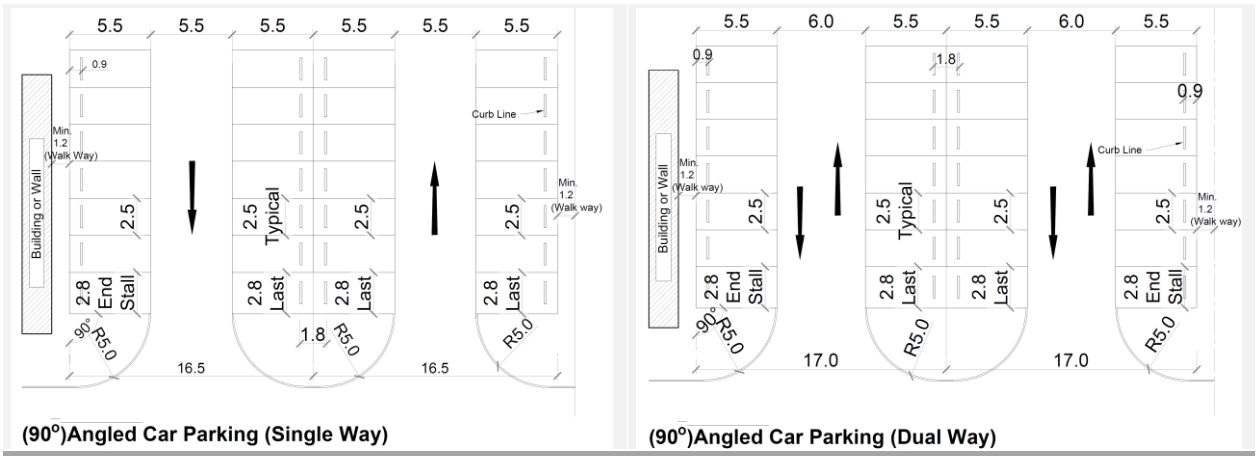


Figure No. (15) shows dimensions of vertical light car parks and traffic lanes

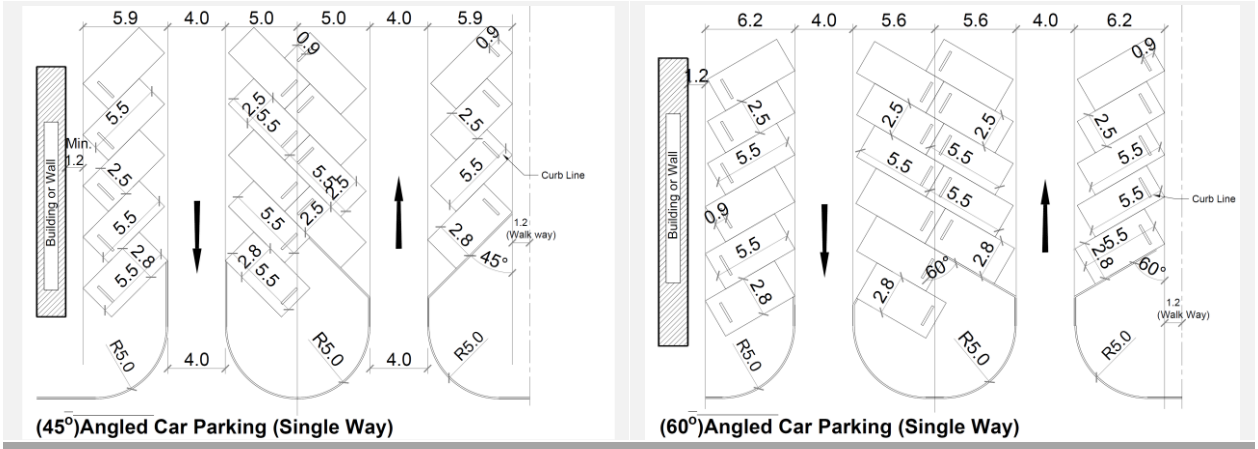


Figure No. (16) shows dimensions of light car parks inclined at angles (45 ° and 60 °) and traffic lanes

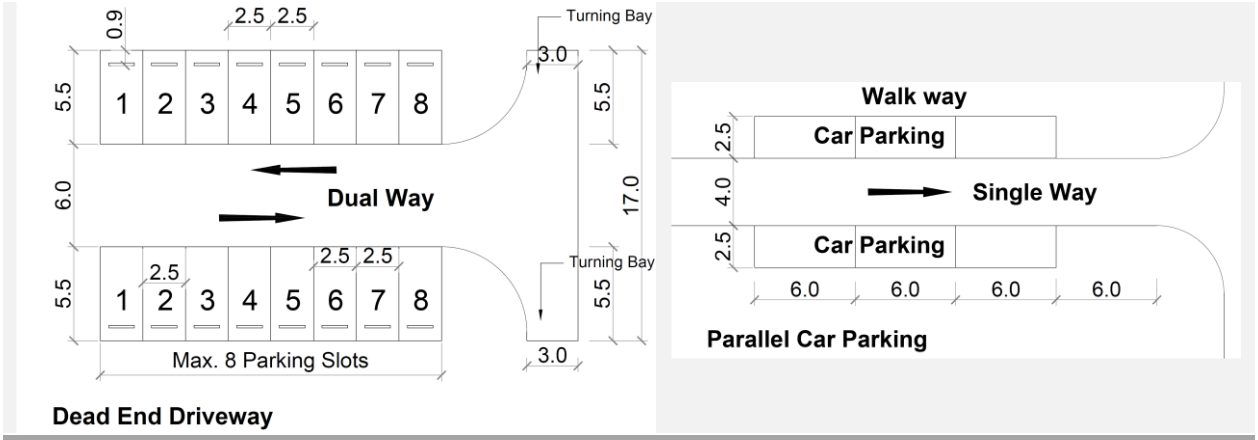


Figure No. (17) shows Turning Bay at the end of traffic lane for dead-end and parallel Parking Lots

Article (31) Paving of Parking Lots and Sidewalks for Buildings

1. The owner of the completed building is obligated to pave with interlocking tiles the entire area between the boundaries of the plot and up to the boundaries of the asphalt (existing / proposed), including Pedestrian Paths and Parking Lots (existing / proposed) from all sides overlooking the streets or Pedestrian Sikka (half of the common sikka with the neighborhood)
2. The owner of the completed building, for non-residential plots, shall comply with the scheme approved by the Concerned Administration, subject to Clause (1) of this Article. Existing buildings can also apply for a permit for paving work to the Competent Administration, provided that the conditions and specifications approved by the Concerned Administration are adhered to.
3. It is not necessary to obtain a permit to complete the paving work within the boundaries of the plot if there is a Boundry Wall separating it from paving works outside it.
4. Pavement works include tiling the connection points with the entrances leading to the plot if there are approved Parking Lots within the plot, whether the parking is covered or shaded (multi-storey) according to the approved design, with the provision of signs and traffic signs for the entrances and exits of cars according to the design approved by the Concerned Administration. The Concerned Administration must also take into account all the plans approved by the Municipality's Administrations when designing paving works.
5. Ends of the tiles with the adjacent plot (if not built) or the asphalt shall be curbstone laid horizontally. However, if the neighboring plot is built then the interlock tiles shall be merged and integrated.
6. The executed pedestrian walkways shall be considered an integral part of the right of way and shall not be occupied or encroached upon. The parking lots shall be similarly treated and prohibited to be blocked by posts or chains. It is not permitted to damage the pavement or any of its elements.

7. The completed building is granted a Completion Certificate and approval for Services Delivery only after making sure that the Parking Lots and pedestrian paths are implemented according to the designs approved by the Municipality's Planning & Survey Administration.
8. The Consultant / Contractor must clarify any obstacles at the site, and refer to the Concerned Authority for any coordinates / levels necessary to complete the implementation of the paving works. The continuity of the level of paving work must also be taken into consideration with the adjacent plots.

Article (32) People of Determination Requirements

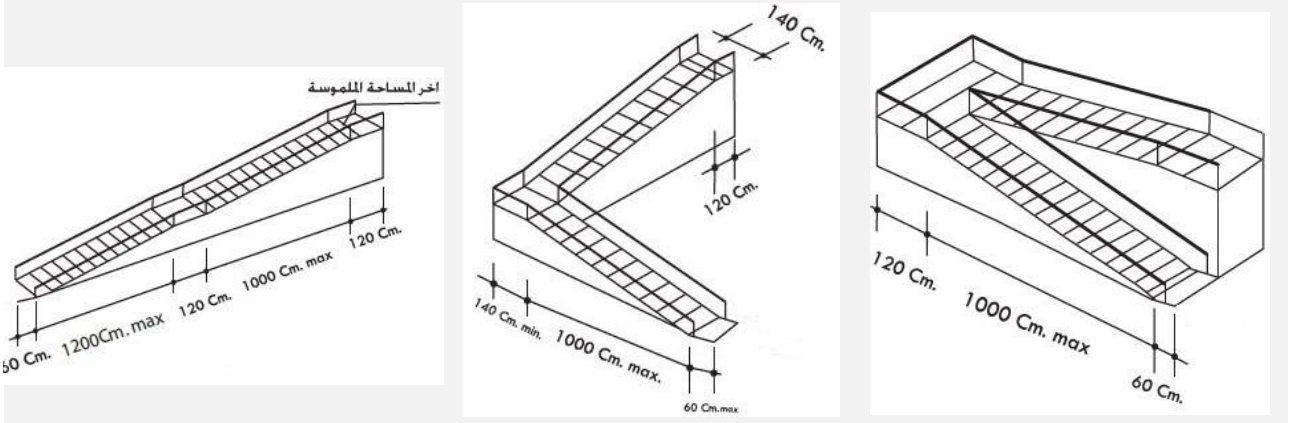
Details and Requirements of People of Determination must be referred to the "U.A.E Universal Design Code", which was adopted based on Cabinet Resolution No. (1/1) of 2019.

32.1 Public Buildings Requirements

Such as markets, commercial centers/Malls, mosques, theaters, cinemas, sports stadiums, public parks, and government buildings that are frequented by the public. The following requirements must be met as a minimum:

1- **Ramps/Slopes:**

- Slopes are found at sidewalks, external stairs, and areas of changing levels inside and outside buildings, with a slope ratio of not more than (1:12) or (8%) .
- Slope width should not be less than (1.20) m.
- Slope Flip Length should not exceed (10) m, and in the case of increasing it, it is necessary to add a break whose dimensions are not less than the width of the ramp.
- Slopes shall be designed with a straight track or a ramp at an angle of 90 ° or at an angle of 180 °, as the following figure.



Straight Path	**Slope at an angle of 90°**	**Slope at an angle of 180°**

Figure No. (18) shows the types and dimensions of Slopes for People of Determination

2- People of Determination Parking Lots

- In Parking Lots that do not exceed (200) cars, at least one parking lot must be provided for the use of People of Determination for each (33) Parking Lots. As for parking lots that can accommodate more than (200) cars and up to (1000) cars, the number of Parking Lots designated for People of Determination is 1:100. For Parking Lots that can accommodate more than (1000) cars, a minimum of (1) one parking lot must be allocated for People of Determination for every (200) Parking Lots.

Table No. (51) shows minimum number of Parking Lots for People of Determination required for Public Buildings

	Required No. of Parking Lots	
Public Buildings	Total No. of Parking Lots	Minimum required Parkings
	≤ 200 Parking Lots	1 People of Determination Parking/ 33 Lots
	201:1000 Parking Lots	1 People of Determination Parking/ 100 Lots
	> 1000 Parking Lots	1 People of Determination Parking/ 200 Lots

The following is taken into account:

- These Parking Lots should be as close as possible to the elevators or main entrances to buildings with direct paths to them from the Parking Lots without obstacles (providing pavement slopes) and at a distance of no more than (50) m, and their dimensions are (2.60m × 5.50m) for parking. At an angle, (2.60m × 6.00m) for parking perpendicular to the sidewalk, the access corridors beside the parking shall not be less than (1.20) m and connected to a pedestrian path.
- Providing suitable Loading and Unloading Spaces in accordance with the design standards for People of Determination at the Main Entrances.

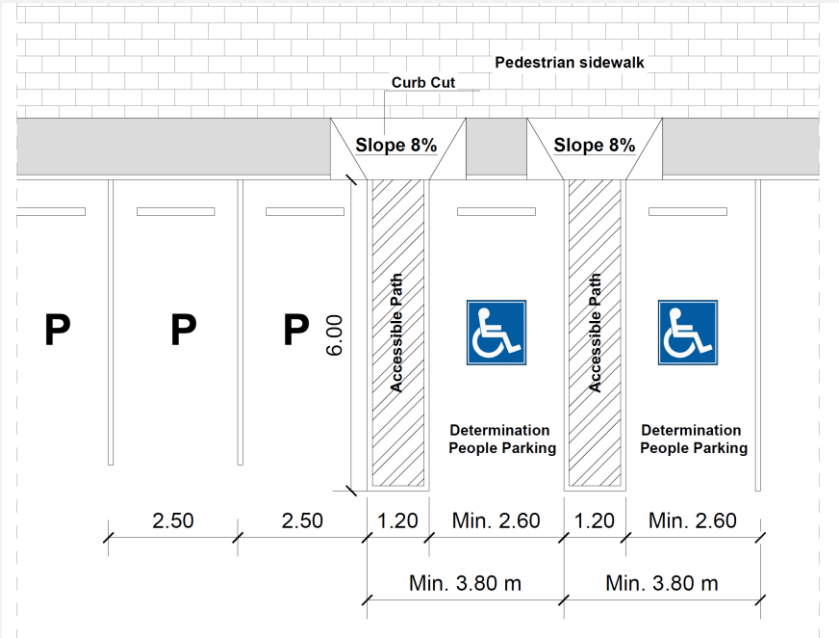


Figure No. (19) shows minimum dimensions and requirements for People of Determination Parkings.

Reference: "U.A.E Universal Design Code"

3- Toilets

Private Toilet for People of Determination must be provided and equipped in accordance with the design standards approved by the Concerned Administration, with instructions indicating it whenever necessary. Provided that an internal space is available for free wheelchair mobility with a diameter of not less than (1.50) meters, and it shall be provided with support and assistance handles in their locations as shown in Figure No. (20)

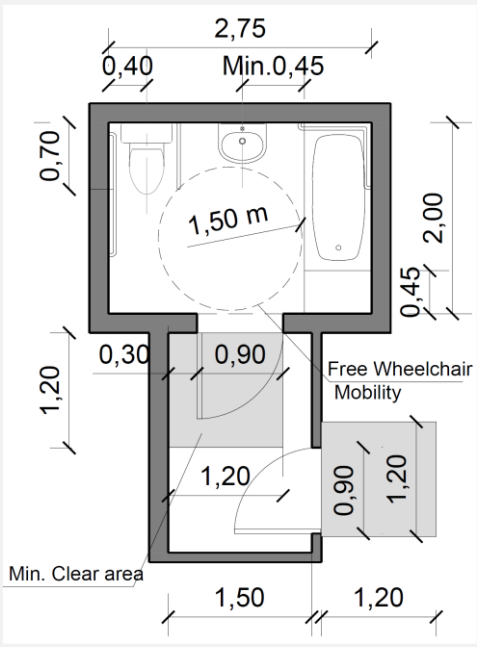


Figure No. (20) shows dimensions of People of Determination Toilet.

Reference: "U.A.E Universal Design Code"

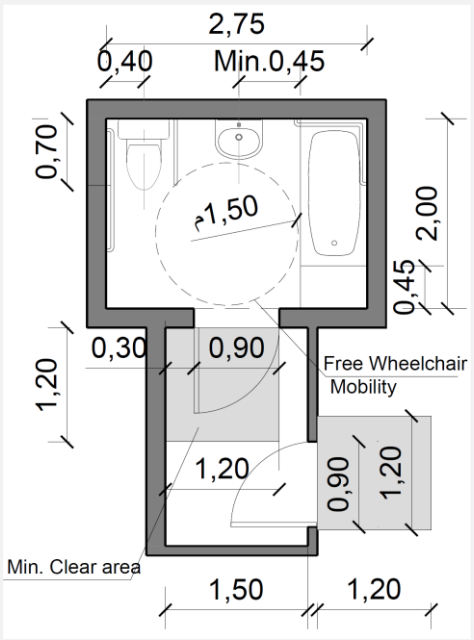


Figure No. (21) shows dimensions of People of Determination Toilet.

Reference: "U.A.E Universal Design Code"

4- Elevators

- One of the Elevators must have a capacity, specifications, dimensions and equipment that are in compliance with the International Standards approved for People of Determination, provided that the elevator cabin, which accommodates one wheelchair, is not less than (1.00 x 1.30) m, and the internal height of the handrail is (0.85) m fixed on the inner perimeter of the cabin.
- At least one Elevator must be provided in conformity with the Approved Standards for People of Determination in Public Buildings and Commercial Centers that consist of more than one floor. Escalators are not considered a substitute for this elevator unless they are equipped with the necessary equipment for People of Determination.

5- Corridors

Corridors must be of sufficient dimensions for People of Determination in accordance with the Approved Standard Criteria , and have Accessibility to enter and exit all doors and access to all internal and external elements without obstacles that limit traffic.

Taking into account the provision of Security and Safety Conditions for different categories of People of Determination.

32.2 Investment Buildings Requirements (Investment Buildings, Residential Commercial)

Buildings whose total area exceeds (4650) m^2, the following must be provided:

1- Ramps/Slopes

Slope shall not exceeding (1:10) at the sidewalks, external stairs, and areas of changing levels wherever they are found inside and outside the building, as in Figure (18).

2- Elevators and Corridors

One of Elevators and Corridors in the floors, the external and internal circulation paths, and in the parking lots must have sufficient specifications and dimensions to accommodate the movement of People of Determination in accordance with the Approved Standard Criteria .

3- People of Determination Parking Lots

- Number of Parking Lots designated for People of Determination shall be determined according to what is stated in Item No. (32.1) of this Regulation.
- Guidelines for People of Determination Parking Lots shall be developed wherever necessary, in accordance with the Approved Standard Criteria .

4- Circulation Tracks

People of Determination Tracks must be direct, with measurements in compliance with the Approved Standard Criteria , and free of any obstacles.

5- Toilets

People of Determination Toilets must be provided in accordance with the provisions of Item No. (32.1).

32.3 Hotel Buildings classified from (1-5) Stars Requirements

The following services must be provided as a minimum for People of Determination:

1. Minimum number of rooms designated for People of Determination (1%) of the total rooms, with a minimum of one hotel room.
2. A hotel room must be provided on the first floor level with access to it without stairs.

3. This room must be fully equipped in accordance with International Standards approved for the People of Determination in terms of the dimensions of the room, the door and the areas surrounding the bed, the central turning area of a diameter of not less than (1.50) m and an area in front of the wardrobe with dimensions (1.50 m × 1.50 m), the opening of the window automatically, and the design Office table, cupboard, electrical switches, alarm bell and sitting chair.
4. The room must be provided with a bathroom in accordance with the International Standards approved for the People of Determination, including adherence to the Standard Criteria with a bathroom seat "with a height of (43-49 cm)", a bathtub, and a sink with a height of no more than (68) cm and no less than (75) cm. The spaces Surrounding them, cabinets, mirror, floor type, door sizes, movement, the locations of complementary elements in the bathroom, the locations of the anchor and auxiliary handles, and providing a space of (1.50) m in diameter for the free wheelchair mobility inside the bathroom, as in Figure (20&21).
5. The room shall be having an emergency exit that leads directly outside the building or to the balcony. Security and Safety Measures shall be provided for the different categories of People of Determination in the hotel.
6. One of the elevators shall be fitted with specifications that match the international standards approved for People of Determination in terms of dimensions, measurements, the location and height of the control panel, the time of opening and internal parapet.
7. Number of Parking Lots designated for People of Determination shall be determined according to what is stated in Table No. (16) of this Regulation, and that they be as close as possible to the elevators or the main entrance to the hotel, while providing them with the necessary indicative signs, and that their sizes are in accordance with the Approved UAE Standard Criteria for People of Determination.
8. Providing Loading/ Unloading Spaces at the Main Entrance of the hotel in accordance with the Approved Standard Criteria for People of Determination.
9. Providing Ramps/Slopes with a slope of not more than (1:10) at the sidewalks, external stairs, and areas of changing levels inside and outside buildings, along with providing them with the necessary warning instructions.
10. Provide direct and unimpeded paths from the Parking Lots to the elevators or the main entrance to the hotel, that the corridors have a sufficient width for the circulation of People of Determination in accordance with the Approved Standard Criteria, and that accessibility be available to enter and exit all doors and access all internal and external elements without any obstacles that limit its mobility.

32.4 General Requirements

Ramps and pathways for People of Determination must meet the following conditions:

1. The width of the ramp should not be less than (1.20) m, and the slope ratio should not exceed (1:12). The Competent Administration may amend the ratio to (1:10) whenever there are Convincing Technical Reasons.
2. The slopes of the sidewalks should be within the pavement itself.
3. In the case of two consecutive slopes, a flat area must be made between the two slopes of sizes according to the Approved Standard Criteria approved by the Concerned Administration.
4. All ramps, paths and stairs must be equipped with the necessary warning signs (roughness, colors) at the starting and ending points and upon accessing motorways.
5. It is forbidden to place any car parks in front of the ramps, the minimum width of the car park is (3.80) m, and it is preferable to provide a passage of not less than (1.20) m between car parks for the passage of People of Determination as shown in Figure (19).
6. The ramps/slopes should be in the direction of pedestrian traffic on the sidewalk.
7. The upper surface of the ramp must be flat and free of cavities that hinder movement.
8. Provide the ramps with solid side handrails and protect them in case their height exceeds (0.50) meters.
9. Not to place manholes and sewage openings in ramps/slopes and corridors for People of Determination.
10. Paths and ramps should be provided with signs and pedestrian signals that specify directions.
11. Corridors and ramps shall be equipped with solid barriers to prevent falling at the turning points.
12. That the handrails of ramps and stairs for People of Determination extend a distance of (30) cm at the end and beginning points of the ramp and stairs, as well as around the corners.
13. The necessity of having a suitable primer in front of the entrance to facilitate the rotation of the wheelchair with the lowest width (1.20) m, as shown in Figures No. (22) and (23).

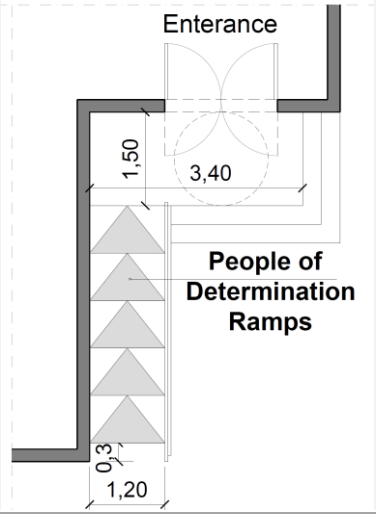


Figure No. (22) shows the relationship of the entrance to the ladder and the entrance ramp for easy circulation of the wheelchair.

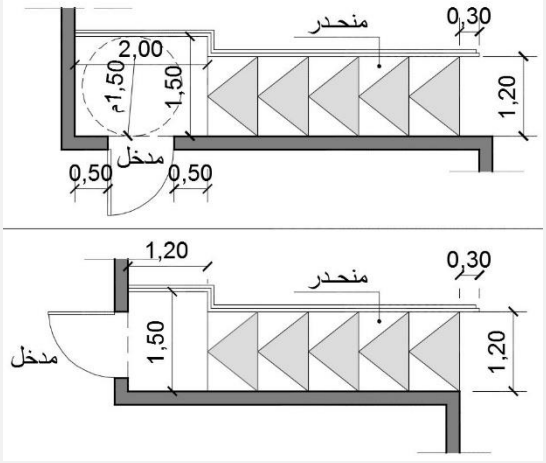


Figure No. (23) shows the dimensions of the external entrance for the free of circulation of the wheelchair mobility.

Reference: "U.A.E Universal Design Code"

Article (33): Environmental Requirements and Energy Control

33.1 Enviromental Requirements for Building Design

When designing buildings, the Engineering Office must adhere to the following requirements:

1. Different Environmental Influences (such as climatic conditions, sunlight, nature of land, neighborhood, noise level, and other Environmental Influences) must be taken into consideration, and the use of thermal and sound insulation in ceilings and walls. In addition, all reqirements and specifications mentioned in the Approved Green Building Regulations 'Barjeel' must be followed when preparing various building designs.
2. The approval of Environment Protection and Development Authority in the Emirate must be obtained for projects that include uses that directly or indirectly cause environmental pollution of any kind. All requirements related to Environmental Protection, approved by the Concerned Administration, must also be applied.
3. It is necessary to study the directions of the sun's rays and employ the architectural elements to reduce their negative effects and study the prevailing wind directions and work to employ them for the benefit of the building.
4. Work must be taken to choose materials that do not harm the Environment and Public Health or distort the General Appearance of the city, such as temporary installations, whether when they are used or after their use is completed, according to what is determined by the Competent Administration.

5. It is not permitted to license any buildings whose roofs contain asbestos according to Cabinet Resolution No. (39) of 2006, as well as any material that proves harmful to Public Health. Any undertakings to remove these roofs from existing buildings for licensing purposes are not accepted, with the owner obligating to remove them and replace them with safer materials.
6. Public Health Conditions inside and outside the building must be taken into consideration in terms of studying the circulation and amount of ventilation, lighting, sunlight and shades, and the choice of materials, dyes, etc.
7. Privacy and concealment must be taken into account when preparing different building designs, and Boundry Walls with a height and appropriate designs must be made to be approved by the Competent Administration to separate the different plots of land.

32.2 Environmental Requirements for Construction Work

Engineering Office and the Contractor must, when carrying out construction work, adhere to the following requirments:

1. Work shall carried out to use the insecticides approved for insect control including termites on the ground floor and wherever necessary.
2. The provisions of Environment Protection and Development Authority Legislation in the Emirate must be adhered to in everything related to the Reuse and Disposal of Wastewater, Air Control, Occupational Health, Swimming Pools, Safety of Children's Games available in Buildings, Noise Control, and Natural Reserve Systems.
3. It is not permitted to remove or cut the permanent trees existed within the boundaries of the plot without written consent of Environment Protection and Development Authority.
4. The upper limit of the noise level resulting from any equipment or construction work should not exceed (55) DB during the period from 7 AM to 8 PM, and not more than (45) DB during the period from 8 PM to 7 AM.
5. It is not permitted to demolish, remove, or modify Historical Heritage Buildings and Architectural Elements without the approval of the Concerned Administration, and the approval of the Competent Administration must also be obtained.
6. Work must be stopped and the Municipality informed immediately when any Antiquities or Archaeological Sites are found, or damage to service lines, buildings, streets, or the surrounding environment is caused.
7. It must be ensured that the necessary requirements are provided to limit the harmful environmental impacts during the implementation phases of the site in terms of:
    a. Adherence to work schedules according to what is determined by Competent Authorities.

b. It is not permitted to work on construction sites after 8:00pm, and it is not permitted to commence work before 6:00am in populated areas, and the Concerned Administration may grant permits to exceed this period if there are reasons that require so.
c. Take the necessary and required measures to reduce the noise level resulting from equipment and machinery operating in the sites and adhere to the authorized sound level.
d. Taking the necessary and required measures to reduce the emission of dust and dirt through the following means:
    i. Spray dirt and sites with water when exposed to traces of dust.
    ii. Cover the entrances and places of cars circulation with suitable materials or spray them continuously with water to prevent emission of dust.
    iii. Prevent dumping of debris directly from the upper floors without using protective barriers.
    iv. Take the necessary precautions while transporting and unloading building materials.

8. Take the necessary and required measures to reduce the emission of gases and smoke resulting from the equipment and machinery used in the work sites and to ensure that they are maintained at the authorized level.
9. Take the necessary precautions at work sites to maintain the cleanliness of the site and the safety of the surrounding environment, including neighboring buildings, streets, service lines, sidewalks, agriculture... etc.
10. The supply and storage of building materials on the site should be in proportion to its area and in a manner that does not distort the General Appearance, with the necessity that petroleum and chemical materials be stored in confined places far from the direct daily movement and be under constant supervision and in small quantities.
11. Appropriate procedures must be taken and the necessary programs to collect, sort and store waste and debris at work sites, and then transport them to places designated for throwing rubble in a way that prevents their accumulation on the site or pollution of the surrounding environment.
12. Construction must be guided and acted upon Green Building Regulations 'Barjeel' approved by the Concerned Administration in all matters related to the details of Thermal Insulation Works.

33.3 Requirements when Operating

Engineering Office and the Contractor shall, upon operation, adhere to the following requirements:

1. Buildings that are higher than the ground and one(G+1) floor in height and contain large areas of glass in the facades must be provided with the necessary equipment and devices for cleaning the

glass from the outside in accordance with what is decided by the Building Licensing Committee. When the height of the buildings exceeds the ground and six (G+6) floors, the Consultant must present a study or a plan that shows how these equipment and devices are needed to clean the glass, its movement on the surface and it storage method.

2. Building Materials used on the facades of the buildings must not be subject to fall to pedestrians and follow in their installation the technical requirements and specifications approved by the Competent Administration.

Article (34): Fire Prevention and Safety

1. The standards and requirements approved for all buildings by Civil Defense Department are the main reference for everything related to security, safety, prevention and fire fighting.
2. All stairs and corridors must be equipped with natural and mechanical ventilation, according to the requirements of Civil Defense.
3. The areas of the stairwell and the pump room must be approved within the architectural plans submitted to the Civil Defense, due to the difference in their areas according to the requirements.
4. The exterior cladding of the buildings must be approved according to the requirements of Civil Defense.
5. The owner is responsible for maintaining Fire Alarm and Firefighting Equipment and Systems inside the buildings, and the tenant is responsible for removing obstacles from the escape corridors and maintaining alarm and firefighting equipment and systems in the part rented to him, with the need to ensure the validity of the devices and not to disconnect the electric current from them at any time.
6. It is not permissible to install any barriers or obstacles directly on the windows of the external facades located in the floors above the ground floor of the building unless they are easy to open.
7. All Public Building Safety Requirements, systems and Regulations stipulated in Environmental, Health, Public and Occupational Health and Safety Legislation and Fire Protection Systems in force in the Emirate must be adhered to.
8. Minimum number and width of building exits and entrances are determined according to the number and area of floors, the use of the building, and the standards approved by the Concerned Administration.
9. The doors of the stairs, apartments, offices, and all the accessories and hardware thereof must be fire-resistant according to the rates approved by the Competent Administration, smoke-free and self-closing.
10. All drawers must be equipped with regular and emergency ventilation and lighting in accordance with the standards approved by the Concerned Administration.

11. All buildings must be provided with self-illuminating signs and billboards in all corridors, stairs and interior squares of the building to clearly indicate the stairs, elevators and places of exit and escape in the building.
12. All buildings whose height exceeds (20) floors shall be provided with a helipad in accordance with the Standard Specifications approved by the Concerned Administration.
13. All corridors leading to the exit exits themselves must be free of everything that hinders freedom of circulation and exit from the building at all times.

Article (35): Insulation Materials

The following provisions apply in relation to Moisture and Heat Insulating Materials:

1. Moisture protection layers must be applied to the floors of bathrooms, kitchens and toilets.
2. Moisture and heat insulation layers shall be applied on the last roof of the building to protect the roof of the last floor from leakage of rainwater and heat, and the roofs shall be insulated (a layer of insulation against moisture, a layer of insulation against heat) according to the design proposed by the consultant and approved by the competent authority according to the standard technical specifications.
3. Insulation Layers shall be applied around the foundations of the building up to a height of (30) cm above the Normal Ground Level.
4. All types of stainless metals must be painted and protected with insulating materials and maintained at regular intervals, especially drainage and feed pipes.
5. Materials used in the external walls and surfaces must be of a homogeneous composition, not able to absorb water, moisture and water vapor, have high long-term efficiency, resistant to corrosion and the prevailing environmental conditions, have fixed dimensions, are less expandable or contractile, have thermal shock resistance and are able to withstand rapid changes in temperature. Affecting them without being exposed to physical damage and being fire retardant in the walls and fire-resistant if installed in a way that exposes them directly to fire, and they are anti-fungi, not subject to the reproduction of microbial organisms, rodents or insects, and resistant to chemical reaction or change.
6. The Approved Green Building Regulations 'Barjeel' must be referred to with regard to the performance of the building's exterior envelope and the calculation of the cooling loads and lighting equipment.

Seventh: Horizontal and Vertical Communication and Circulation Elements Requirements

Article (36): Corridors

36.1 Public Corridors

1. Minimum Net Width of Public Corridors in specialized buildings shall be according to the nature of use, with a minimum of (2.40) m.
2. Minimum Net Width of corridors in front of the elevators depends on the width of the main corridor leading to it and the places of the elevators on one or two sides, and the dimensions of the corridors in front of the elevators must not be less, as shown in Figure (24).
3. It is permissible to authorize the Competent Authority to reduce the width of the corridors in which the shape of the land or its dimensions is not permitted to provide Public Corridors with the required width according to the above items.

36.2 Internal Corridors

Net Width of Internal Corridors between different units shall not be less than (1.20) m

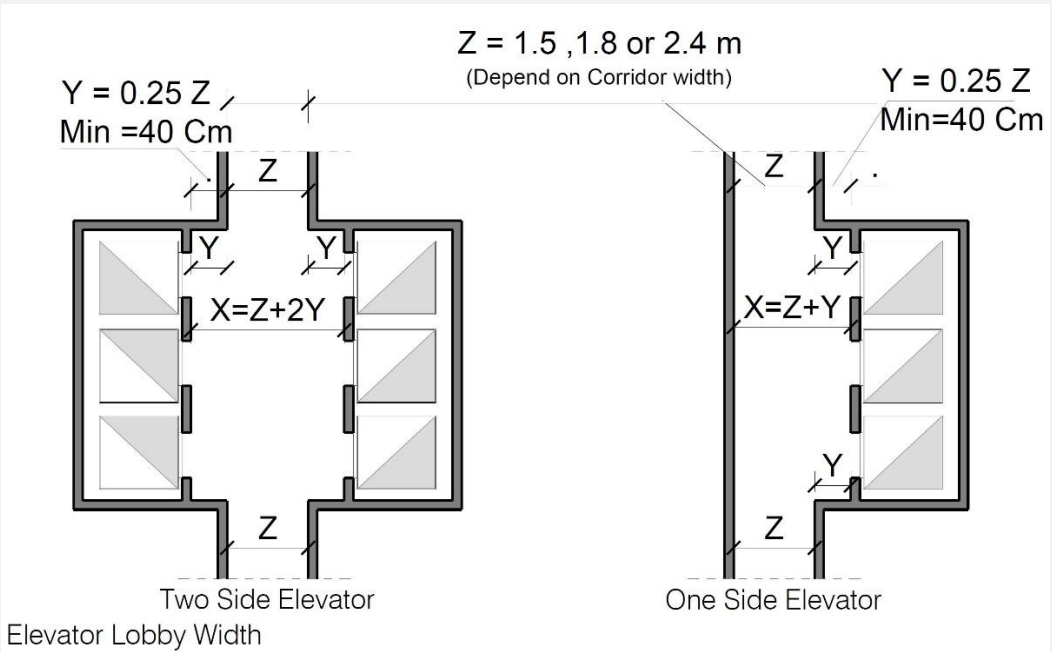


Figure No. (24) shows Minimum Net Width of Public Corridors in front of Elevators

Article (37): Arcades (Liwan)

In buildings overlooking the streets and in which arcades are to be constructed, they must be provided with lounges in front of the facades of those buildings, subject to the following requirements:

1. The design and construction of the arcades shall be according to the nature, shape and height determined by the Competent Administration.
2. It is allowed to construct an unutilized Aesthetic Projection Within the corridors according to requirements as follows:
    a. Ornaments and decorative elements shall be at a height of (0.30) m and at a height not less than (3.00) m from the arcade floor.
    b. The endings, window sills and the columns crown of the ground arcades shall not exceed (0.15) m.
    c. The installation of billboards determined in the region shall be subject to the legislations governing it and in force in the Emirate.
3. The openings of the arcades are regular and consistent.
4. The liwan must be prepared for public traffic, and it is not permissible to place any obstacles or occupations in it that prevent or impede its use in the manner prescribed for it, and the continuity of the corridors of the connected buildings must be taken into consideration and their levels to be studied to serve the public traffic.

Article (38): Stairs

Each building consisting of more than one floor and the area of one floor in it not exceeding (460) m^2 or (1400) m^2 for the building as a whole must be equipped with one main staircase as a minimum, and if the area increased from (461) to (930) m^2 for one floor. Or from (1401) to (2800) m^2 for the building as a whole, an additional staircase must be created for each similar increase, and the distance between the staircase exit to any apartment must not be increased in accordance with the requirements of Civil Defense Department in the Emirate.

38.1 Stairs Location

When choosing a location for the stairs, it should be taken into account that the following specifications are met:

1. Easy access from any point in the building, and its location shall be as close as possible to the streets or sikka.
2. The distance between the door of the staircase and the farthest point on the floor shall not exceed (27) m in the ordinary buildings and the distance shall be measured according to the actual length of the pathway, in a manner that does not violate the requirements of Civil Defense.
3. If the staircase is located directly after a door, they must be separated by a distance of not less than (1.10) m and it is not allowed to make a angled steps to prevent stumbling or falling.

38.2 Dimensions, Measurements and Number of Stairs

1. Net Width of the stairs is estimated based on the calculation of the breadth of the exits, and in all cases its width must not be less than (1.10) m in residential and office buildings and (1.50) m in the buildings used for Public Benefit, and the width of the stairs must not be less than the width of the stairs itself.
2. Maximum Number of continuous stairs in one direction should not exceed (14 steps), with the exception of circular stairs with special designs, and the maximum height of one step should not exceed (18 cm) and its width is not less than (28 cm) and not more than about (32) cm, and the dimensions of the ladder are determined according to the following equation:
   [Double the height of one stair + the width of one stair = (60) cm to (65) cm).]
3. Steps shall be of the same height and width on one floor.
4. Minimum Net Height above any stair shall be (2.40) m.
5. Number of continuous stairs in the same direction may not exceed (14) steps.

38.3 Emergency Stairs and Escape Exits Requirements

In case of emergency stairs, the following additional conditions apply:

1. The stairs must be separated by a fire-proof wall and a smoke-proof door with a resistance rating of not less than one hour, provided that it is automatically closed, allows viewing from both sides, and opens to the outside in accordance with safety and fire prevention requirements.
2. There must be adequate Natural and Artificial Lighting in the Emergency Staircase and it must be provided with Natural Ventilation openings of no less than (1.00) m^2 per floor.
3. It is not allowed to have emergency staircase (escape) that runs continuously from the upper floors to the basement. A separate staircase must be used for the basement. If this is not possible the continuity of the staircase space on the ground floor should be interrupted by a fire barrier that extends to the roof which allows access to the basement directly from the outside.
4. The width of the emergency stairs must not be less than (1.20) meters (unless otherwise stated in other Articles of this Regulation), and if the width of the stairs exceeds (2.40) meters, handrails shall be placed in the middle or every (1.20) meters.
5. Number of steps of escape stairs shall not exceed (14) and not less than (3) steps and the height of a step shall not exceed (17) cm. Angled steps are not allowed in the landing of escape staircase. Spiral stairs shall not be used as escape stairs.

6. Fire escape exits in all buildings must be provided with clear signs indicating their locations and that they also fulfill the following conditions (taking into account the requirements and approval of the Civil Defense Department).

38.4 General Requirements

1. Main stairs in Residential, Commercial and Public Buildings shall be made of fire-proof and non-slip materials (excluding Villas). Ventilation and Natural Lighting shall also be provided in the stairs sufficiently by windows opening directly to the outside or courtyard. Stairs in towers exceeding (10) floors shall be exempted from Natural Lighting and Ventilation Conditions after providing appropriate Mechanical Ventilation and Artificial Lighting in accordance with the requirements of Civil Defense in the Emirate.
2. The staircase must be closed by a door on all floors.
3. There must be a protective barrier from falling on the free side of the stairs (handrails) with a height of not less than (1.10) m, and the width of the openings in it not exceeding (13) cm, and if the width of the stairs exceeds (2.20) m, an additional separator is placed in the middle (1 Or more as needed).
4. Staircase exits in all buildings and all floors shall be provided with clear signs indicating their location.
5. All Safety and Fire Prevention regulations and Specifications approved by the Specialized Administration must be taken into consideration when designing stairs of all kinds.

Article (39): Elevators

39.1 Elevators Locations

Elevators must be located in such a way that they can be easily accessed from any point in the building, that they are in visible places close to one of the stairs, they are placed in the closest places to the main entrance to the building, and that the distance between them and the last unit they are serving is not more than (45) m. It is preferable to divide the elevators into more than one group, each of which serves a group of floors, if the number of floors in the building exceeds (20) floors.

39.2 Regulations for providing Elevators to Multi-storey Buildings

Multi-storey Buildings must be provided with elevators according to the following regulations:

1. In buildings whose height exceeds the ground and three floors, it is required to provide electric elevators of sufficient capacity in accordance with the Standard Technical Specifications and the Approved Safety and Protection Conditions against Fire Hazards.
2. In public buildings, it is required to provide electrical elevators or escalators of sufficient capacity in accordance with Standard Technical Specifications and the Approved Safety and Protection regulations against Fire Hazards (Approval of Civil Defense).
3. In commercial centers/malls that consist of more than one floor, it is required to provide electric elevators with a glass façade and a capacity (not less than (10) persons per elevator or escalators).

39.3 Determining Number of Elevators

1. The number and capacity of elevators in the building must be proportional to the number and area of the floors, and the calculation of the total number of elevators required for the building is equal to the sum of the number of elevators required according to the total area of the building shown in Table No. (52) and the number of elevators required according to the number of floors of the building as shown in Table No. (53).

Table No. (52) shows Minimum Number of Elevators according to Total Area of the Building.

	Total Building Area in m^2	Minimum Number of Elevators
1	1:4500	1
2	4501:14000	2
3	14001:23500	3
4	23501:100000	4 Elevators for the Area from 23501 : 37500 m^2
		An Additional Elevator for each increase of 14,000 m^2 in the Area from 37,500 m^2, until the area reaches 100,000 m^2
5	100001:250000	9 Elevators for the area of 10,0001:120,000 m^2
		An Additional Elevator for each increase of 20,000 m^2 in the Area over 120,000 m^2, until the area reaches 250,000 m^2

	Total Building Area in m^2	Minimum Number of Elevators
6	+250000 m^2	Submit a special study to the Technical Committee of the Competent Administration.

Table No. (53) shows Minimum Number of Elevators according to Floors Number of the Building.

	Floors Number	Minimum Number of Elevators
1	From 11 to 30 Floors	1
2	From 31 to 60 Floors	2
3	From 61 to 90 Floors	3
4	From 91 to 120 Floors	4
5	+120 Floors	Submit a special study to the Technical Committee of the Competent Administration

2. The number of elevators required in Clause (1) of this Article is the minimum number of elevators, and it is not allowed to reduce their number even if elevators are chosen with greater speed and capacity.

39.4 General Requirements

1. The Consultant must submit a study of elevator design (for multi-storey buildings and public buildings) in terms of number, capacity, load, dimensions, speed, waiting time, stopping stations, elevator distribution according to the scientific analysis of elevator user circulation (Traffic Analysis), type of use, size and peak hours, design of machine room dimensions, elevator shaft, the elevator pit. The consultant is exclusively responsible for the design.
2. It is preferable that the number of adjacent elevators on one side does not exceed (4) elevators if they work jointly for all floors, and if the number exceeds that, it is preferable to divide the elevators into groups serving specific floors.
3. All elevators are subject to periodic inspection to ensure their validity, and the owner must obtain an Annual Validity Certificate issued by an Approved Company by the Concerned Administration.
4. A Lobby must be added in front of the elevator and closed with a door to protect from rain and various climatic conditions if the elevator goes up to the Roof Floor.

39.5 Technical Requirements

1. The capacity of any of the elevators should not be less than (4) people and according to the technical and standard specifications of the approved elevators. The loads of the elevators are determined so as to achieve a transmission capacity between (10)% to (25)% of the number of people in the building within a period of five minutes, according to the type and use of the building.
2. It is preferable to limit the speed of the elevators to no less than the following speeds:
    - Up to 4 Floors, the speed starts from 0.5 m/s to 0.75 m/s.

- 5 to 10 Floors, the speed starts from 1 m/s to 2 m/s.
- 11 to 20 Floors, the speed starts from 2 m/s to 3 m/s.
- 21 to 50 Floors, the speed starts from 3 m/s to 5 m/s.
- More than 50 floors, the speed shall be more than 5 m/s.

3. The elevators, elevator shaft, machine room, and control circuits must be in accordance with the Approved Elevators Standard Specifications by the Civil Defense.
4. The following regulations must be met in the Elevator shaft:
    - The dimensions of the elevator shaft shall be in compliance with the technical specifications of the elevators manufacturer.
    - The water-exposed parts of the elevator shaft shall be treated with water-proofing Liquid materials.
5. It must be ensured that the elevators are equipped with an electrical shutdown system as well as an alarm system (sound or optical) when the maximum load is exceeded, and to stop working if the load exceeds the permissible limit according to the manufacturer and return to work immediately when the load becomes within the permissible limit, and provide an emergency landing system. Sufficient Mechanical Ventilation must be provided for the passenger carrying room (ascending) even in the event of long stops or power outages, and the elevator shall be provided with a mechanism that prevents the door from being closed in the event of a passage or collision with an object without any damage to the body. In addition to an appropriate Internal Electrical Lighting with an intensity of no less than (50) Lux at Floor Level, and all elevator systems requirements must be adhered to in the Environmental and Ocupational Safety legislation in effect in the Emirate and Civil Defense.
6. All Electrical Safety Devices must be provided to prevent the machine from moving or stopping, and to provide the car with control and safety means so that it can land and the doors open automatically and manually to the nearest exit when sudden stop of the elevator or the break down or emergency. In case the elevator engine temperature exceeds the maximum limit set by the manufacturer, the elevator will complete the current orders and reject any new orders.

7. Notice and warning signage should be placed inside the elevators to prohibit smoking, determine the number of persons and the total permissible weights, as well as placing boards beside each door to warn against using the elevator in case of fire.
8. The elevator shaft shall be enclosed by solid structural walls so that they can tolerate loads, reactions and vibrations arising from the machine and guide Rails when safety brakes and any other stresses results due to the non-distribution of loads in the car or the end-of-motion dampers.
9. The elevator shaft shall be provided with inspection and emergency openings and with permanent lighting for use during the inspection and maintenance process in accordance with the approved safety standards and safety codes, with complete prevention of expansion joints or structural joints in the shaft or elevator room. It is not allowed to pass any wiring services not related to the elevators in the elevator shaft.

39.6 Elevator Rquipment Rooms Requirements

The following are required in Elevator Equipment Rooms that are constructed on Buildings Roofs:

1. The dimensions of the room must be in accordance with the Standard Specifications of the Elevators' Manufacturer.
2. Provide the room with a good air conditioning system to ensure a temperature between (10-32) ° C.
3. The room shall be provided with a door to be closed, taking into account that all other openings of the room are sealed to ensure that no dust or rainwater may enter the room.
4. All wires and cables of operation must be concealed of good, non-rusting material.
5. The room shall be provided with suitable covers for all rollers and moving parts.

39.7 Elevators in Hotel Facilities Requirements

1. Minimum (2) elevators shall be provided for buildings with less than (45) units, additional elevator for every (30) additional typical units. All guest room is served from (2^{nd}) floor and above.
2. Elevators must fulfill all the requirements of Government Entities and Departments and the requirements issued by Ras Al Khaimah Tourism Development Authority.

Article (40): Slopes/ Ramps

1. Ramps may be considered when calculating the number of escape exists required for the building.
2. Ramps slope for vehicles shall not exceed (1:10), and the Competent Administration may adjust the ratio to (1:8) when there is convincing technical reasons.

3. Ramps slope for the People of Determination shall not exceed (1:12) in Public Buildings, Buildings, Towers and Office Towers. The Competent Administration may adjust the ratio to (1:10) when there are convincing technical reasons. The dimensions and inclinations of the ramps for People of Determination needs shall be as specified in Article (32) of this Regulation.
4. Ramps shall be rough or equipped with anti- skidding material. The corners of the columns and adjacent walls shall be covered with rubber angles. These ramps shall be protected from any projections or installations that may impede movement or use them properly and safely.
5. The dimensions of the ramps for the vehicles shall be in accordance with the dimensions specified in Article (30) of this Regulation for the internal roads and the width of the entrances and exits.
6. Ramps must be provided with reflective mirrors with appropriate size to clear the visibility at turns, turning directions, and in areas where there is insufficient visibility.
7. The clear height above any point on the ramps shall not be less than (2.40) m. measured in a vertical direction on the ramp.
8. Light and ventilation (Natural or Artificial) shall be provided in accordance with the standard specifications approved for all parts of the ramps. Ramps shall be provided with all necessary connections for the drainage of rain water.

Eighth: Public Services Requirements

Article (41): Services (Electricity - Phone - Water - Building Services)

1. The Consultant Engineer shall review Local Departments concerned with services in the Emirate to obtain the requirements that must be met in the building (from electricity forces, communication rooms, and other services) as well as to know and determine the inlets and outlets of these services before putting the designs and plans in their final form.
2. Electricity Rooms in Buildings must meet the following requirements:
   - To be approved by Federal Electricity and Water Authority (FEWA).
   - Doors of Meter Room must be of a non-flammable material, have ventilation holes, and a ventilation fan must be provided in one of its walls.
   - Providing Security and Fire Safety requirements in accordance with the requirements of the Civil Defense Department.
   - The Dimensions and Design of the Transformer Room and Electricity Room shall be according to the number of transformers required and in accordance with the details approved by FEWA, as follows:
     - 1 Transformer: Dimensions of Transformer Room are (5 × 5) m and Electricity Room (3 × 5) m.
     - 2 Transformers: Dimensions of Transformer Room are (5 × 8) m and Electricity Room (3 × 5) m.
     - 3 Transformers: Dimensions of Transformer Room are (5 × 11) m and Electricity Room (3 × 5).
3. Requirements and Specifications for the design of Telecommunications Rooms in Buildings shall be in accordance with the joint (In-Building Telecommunication Network - Specification Manual)

   3.1 Dimensions and design of the main communication room, a communications room for typical floors, and mobile phone services rooms shall be as per the following table:

Table No. (54) shows Dimensions of Main Communication Room for Various Types of Buildings

	Building Type	Main Communication Room (L x W x H) m	Communication Room for Typical Floors	Mobile Phone Services Rooms (L x W x H) m
1	Single Villa	No Requirements	No Requirements	No Requirements
2	Villa Complex	No Requirements	No Requirements	No Requirements
3		(2.00 × 2.00 × 3.00)	(0.60 × 1.00 × 3.00)	Floors Room No Requirements

	Building Type	Main Communication Room (L x W x H) m	Communication Room for Typical Floors	Mobile Phone Services Rooms (L x W x H) m
	- Buildings with occupancy of up to 50 residents - Or Height up to (G+5 Floors) - Or Built-up Area of 3000 m^2	Or according to the Approved Drawing	Or according to the Approved Drawing	Rooftop Mobile Phone Services Room (3.00 × 3.00 × 3.00) (Subject to G+10 Floors or less)
4	- Buildings with occupancy of 51:100 residents - Or Height up to 10 Floors (G + Basement + 10 Floors) - Or Built-up Area of up to 7000 m^2	(3.00 × 3.00 × 3.00) Or according to the Approved Drawing	(1.00 × 1.00 × 3.00) Or according to the Approved Drawing	Floors Room No Requirements Rooftop Mobile Phone Services Room (3.00 x 3.00 x 3.00) (Subject to G+10 Floors or less)
5	- Buildings with occupancy of 100:300 residents - Or Built up Area greater than 7000 m^2	(3.00 × 3.00 × 3.00) Or according to the Approved Drawing	(1.50 × 1.50 × 3.00) Or according to the Approved Drawing	Floors Room (3.00 x 3.00 x 3.00) (Every ten floors starting from the lowest ground/ basement floor) (Subject to G +10 Floors or more) Rooftop Room (3,00×3,00×3,00) (Subject to G +10 Floors or more)
6	Buildings with occupancy of more than 300 residents	(3.00 × 3.00 × 3.00) Or according to the Approved Drawing	(2.00 × 2.00 × 3.00) Or according to the Approved Drawing	Floors Room (3.00 × 3.00 × 3.00) (Every ten floors starting from the lowest ground/ basement floor) (Subject to G +10 Floors or more) Rooftop Room (3,00×3,00×3,00) (Subject to G +10 Floors or more)
7	Shopping Centers and Malls	(3.00 × 3.00 × 3.00) Or according to the Approved Drawing	It will be determined during NOC Issuance Phase	It will be determined during NOC Issuance Phase

	Building Type	Main Communication Room (L x W x H) m	Communication Room for Typical Floors	Mobile Phone Services Rooms (L x W x H) m
8	Buildings with their own Technology Network, Hotels, Palaces, Government Buildings, Hospitals	(3.00 × 3.00 × 3.00) Or according to the Approved Drawing	It will be determined during NOC Issuance Phase	It will be determined during NOC Issuance Phase
9	Warehouses and Factories Complex	(2.00 × 2.00 × 3.00) Or according to the Approved Drawing	It will be determined during NOC Issuance Phase	N/A
10	Masjed/Mosques and Worship Places follow the same specifications as Villas	It will be determined during NOC Issuance Phase		

3.2 Dimensions of Telecom room for Mobile Services IBS shall be according to the following table:

Table No. (55) shows Dimensions of Telecom rooms for Mobile Phone Services according to Number of Floors

	Number of Floors	Mobile Phone Services Rooms (L x W x H) m	Rooftop Rooms (L x W x H) m
1	Up to (G+10 Floors)	N/A	(3.00 ×3.00×3.00)
2	(G+ 11 Floors) : (G+ 100 Floors)	(3.00 × 3.00 × 3.00) (Every ten floors starting from Basement Level/ Ground Floor)	(3.00 ×3.00×3.00)
3	Commercial Centers and Mega Service Centers	Guidance will be made during NOC Issuance Phase	Guidance will be made during NOC Issuance Phase
4	Group of buildings whose height exceeds G + 5 Floors	Guidance will be made during NOC Issuance Phase	Guidance will be made during NOC Issuance Phase

3.3 Loads that must be considered during the Structural Floor Design of the Communication Room are determined according to the following table:

Table No. (56) shows Loads for Floor Design of Communication Rooms

	Communication Room Type		Suspended Floor
1	Main Telecommnication Room (MTR)	Residential Buildings	N/A
2		Multi-use Buildings and Commercial Buildings	It will be determined during NOC Issuance Phase
3		Shopping Centers and Malls	It will be determined during NOC Issuance Phase

Communication Room Type			Suspended Floor
4		Buildings with their own technology network	It will be determined during NOC Issuance Phase
5	Mobile Phone Services Rooms		N/A
6	Rooftop Room		N/A

3.4 General Requirements

- In Multi-storey Buildings, Communication Rooms must be placed in a vertical alignment and connected to a common vertical system without prejudice to the minimum dimensions of the rooms.
- Communication Rooms should not be under or near wet spaces or water sources such as (Shower Rooms - Bathrooms - Hand Washing Areas - Ablution - Swimming Pools - Garbage Rooms).
- Communication Rooms should be kept away from the following sources: (Heat - Humidity - Corrosive Climatic or Environmental Conditions - Radio Frequency Interference - Electromagnetic Interference).
- If a design is submitted for Technical Compelling Reasons that includes the presence of a part of a Communications Room near a Water Source; the solution must be approved at the Design Stage by the Concerned Party, which is the installation of a floor filter (raised tiles) and an automatic submersible pump to face any risk of water entering the room in addition to sensors to detect Water leaks into the room.
- Main Communication Room must be on the Ground Floor or the Basement, its doors must be opened to the outside, the width of the door is not less than (1.00 m) and the height (2.10 m), and it must be of two hours fire-resistant.
- Requirements for Communication Rooms must comply with the In-Building Communications Network Specifications Manual issued by Telecommunications Regulatory Authority.

4. Water and Electricity Meters for residential units shall not exceed one water meter and one electricity meter for each separate residential, commercial or office unit, according to the approved drawing. It is not permitted to provide additional meters for blocks in homes, residential villas, and gyms on the roofs or when the buildings are separated or part of them is separated without permission from the Concerned Administration or the separation of the first floor from the ground floor in the houses and residential villas consisting of two floors.
5. All building elements must be provided with the necessary electrical wirings, telephone extensions and television reception, and all necessary requirements of electrical rooms, telephone rooms,

internal and external extensions must be provided in accordance with the specifications and conditions approved by the Local Departments in the Emirate, and service elements are excluded from telephone and television extensions.

6. All Manufactured Materials for service facilities must be in full compliance with the conditions and specifications approved by the Concerned Departments, and that the doors of service rooms must be opened to the outside.
7. A signboard must be provided at the entrances to the buildings, and it should be taken into account that it is close to the elevator and in a clear place for all Multi-storey Buildings in which the number of apartments or offices exceeds (10) apartments or offices.
8. The places for placing signs for all stores, exhibitions and commercial activities must be determined. The width of the signs should not be less than (1.00 m) and that they are in accordance with the Conditions and Specifications stipulated in the Applicable Legislation.
9. It is taken into consideration not to install any advertisement board or write any advertisement on the building or establishment or inside any plot of land except after obtaining the necessary license for this from the Concerned Administration.
10. When placing any equipment, service devices, water tanks, or satellite dishes for television broadcasting, the necessary architectural treatments are taken into consideration to prevent distorting the General Appearance of the building.
11. When designing residential apartments, spaces or means must be provided to hanging and dry laundry in a way that prevents it from appearing outside or distorting the General Appearance.
12. The architectural treatment of the facades must be made to cover the air-conditioning units in a way that prevents distorting the general appearance. The distance between any air conditioner and the neighborhood boundaries should not be less than (1.00) m.
13. All Conditions and Specifications mentioned in the Approved Thermal Insulation Regulations must be observed when preparing studies and designs and when implementing various buildings.

Article (42): Water Supply

1. Materials used, their specifications, network design and the workmanship for water installations must comply with the Conditions and Specifications of (FEWA).
2. Every building or facility must be connected to the public water network unless its water supply is secured in any other way approved by the Concerned Administration.

Article (43): Potable Water Tanks

1. Potable Water Tanks must be made of materials that are not rust or corrosive, they do not affect the natural or chemical properties of water, there are no changes in color, taste or smell of the water,

they are not affected by heat or moisture, they are impermeable to light and have no harmful effects to Human Health.

2. Tanks must be provided with openings for cleaning of an appropriate size and that are able to be closed tightly and of the type designated for water tanks, that these openings are of sufficient capacity for a person to enter to conduct regular cleaning inside the Tank, that their location is in a clean area, far from direct daily movement and from sources of pollution, and they are of High Floor Level.
3. The design of the tank must take into account the absence of an acute angle that causes the accumulation of dirt or germs or hinders the periodic cleaning operations.
4. The tanks must be provided with openings for filling water, distribution, drainage of washing water and aeration in sizes appropriate to the size of the tank, taking into account that the distribution holes are at a height not less than (6) cm from the level of the tank bottom, washing water drainage holes inside the bottom of the tank, and the openings for filling the tank and ventilation in the upper part. Of the tank, that these openings are equipped with valves to control the opening and closing, that the ventilation pipe is designed in a way to prevent the entry of any materials or insects that may contaminate the tank, that all these openings and connections are made of stainless materials and have no harmful effects on human health.
5. The tank must be placed in clean places far from any source of pollution, and it must be raised on posts at a distance of not less than (20) cm from the floor, taking into account the installation of the tank in a way that does not affect the insulation layers of the surfaces. It is preferable that the tank be placed in a shady place and that the tank does not appear in a way that distorts or impedes movement on the surface.
6. Water tanks must be cleaned once every (six months at least), taking into account that the materials used for cleaning do not contain toxic or harmful substances to Public Health, and sanitary conditions must be strictly observed in the cleaning process.
7. It should be taken into consideration that the location of the water tanks is chosen so that they are as far as possible from the sewage lines, manholes, septic tanks and cesspits. In all cases, it is not permitted to construct it outside the approved building line from the side of the street, or to place sewage lines above or next to water tanks, if they are located below the level of the ground surface.
8. Water Tanks capacity is calculated based on the actual needs of the building, as determined by the Concerned Administration.
9. The inspector has the right to enter any building to conduct an inspection of water tanks to ensure that they comply with Health and Technical Regulations.

10. Underground Water Tanks must be designed according to the Approved Specifications and Measurements by the Concerned Administratin, with the use of Approved Appropriate Materials by the Competent Authority.

Article (44): Sanitary Work

44.1 Sanitary Works Terms and Conditions

1. The following documents and drawings must be submitted as a minimum for Sanitary Works when applying for a Construction Permit:
    - Receipt of payment of fees for delivering sanitation, if there is a public sewage network and the document of the location of connection (home connection) to this network.
    - The Conditions and Specifications drawing for Sanitary Works according to the instructions of the Competent Administration must be signed and approved by the Consultant Engineer.
    - Sitting out plan showing Public Sewage Lines in the area surrounding the plot, the last Inspection Chamber and the location of the home connection with the Public Sewage Network Lines, their levels, septic tanks and cesspits in the absence of a Public Sewage Network.
    - All Sanitary Works Drawings and Water Works for all buildings.
    - Any documents or other details requested by the Competent Administration.
2. The surfaces of toilets, urinals, and wash basins must be soft, easy to clean and non-absorbent, and these fixtures must be made and installed in such a way as to secure the drainage of what is in them without storage through a water trap protected from evaporation and dryness of its water. Flush tanks for toilets and urinals must also be of an efficient type capable of cleaning up waste residues and withstand operating stress in public places.
3. In buildings whose height is less than (20) floors, the sanitation of the ground floor shall be connected separately and directly to the inspection chamber, and shall not be connected to the same vertical stacks (pipes) of the upper floors.
4. In buildings whose height is more than (20) floors, the sanitation of the ground floor shall be connected separately and directly to the inspection chamber, and shall not be connected to the same vertical stacks (pipes) of the upper floors.
5. The internal sanitation system of the buildings shall be provided with the necessary vent pipes and in sufficient sizes to perform properly. The internal diameter shall not in any case be less than (5) cm in the internal connections and (7.5) cm in the vertical pipes and shall be mounted vertically and raised to a minimum distance of (1) m above the highest opening in the building and at a horizontal

distance not less than (2) m. The Competent Administration may request lifting the ventilation shaft or moving it further from the openings more than what is mentioned for technical reasons. The ends of the pipes shall be covered with their respective covers.

6. Flushing water from bidets shall not be drained to the floor traps or the ordinary sewer lines and shall be drained directly to the work stack pipes or manhole through deep water faucet.
7. The work pipes and ordinary sewer pipes buried underground shall be made of strong and durable materials. As well as its diameter and slopes shall be in accordance with the specifications issued by the Competent Department. Also its connections shall be air-proof and does not result in any obstacles inside the pipes it shall be able to withstand pressure at least a minimum height of (3.00) m of water. These pipes shall installed and smearing is to suit the soil conditions and loading and in accordance with the instructions of the manufacturing company.
8. A manhole shall be installed at each turning point of the sewage pipes, the gradient of the pipe changes or the pipeline is connected to another. The distance between the two manholes shall not exceed (15) meters. The manhole shall be in accordance with the specifications issued by the Competent Administration.
9. It is not permitted to build manholes inside buildings, except in courtyards, corridors, service rooms, parking lots and corridors with adequate ventilation. They shall be dry and sanitation pipes extending under the floors and walls shall be protected against any external works or from the floors settlement. Clean-outs shall be secured at distances not exceeding (10) m.
10. All manholes shall be built within the boundaries of the parcel. When designing and locating inspection chambers, choosing the location and the appropriate levels for the last inspection chamber shall be take into account ease of connection to the Public Sewerage Network and to the conditions of the Relevant Administration.
11. All the sub-floors (basements) shall be equipped with the appropriate means and equipment for drainage and purification of water such as (sand sedimentation rooms – pumps - grease traps -etc.). If grease traps are not needed in the current design, allocation shall be made to be installed when needed.
12. It is not permitted to pass the sewage pipes through columns, beams, foundations and electricity rooms unless the Competent Administration approves that. In such cases, sleeves in the concrete shall be made to allow pipes to pass through. The pipes shall be supplied with the necessary flexible connections.
13. In the case of draining large amounts of grease or oils to the sewerage network in restaurants, kitchens or etc. a grease control valve shall be installed with an Approved Design.

14. Commercial and industrial waste shall not be disposed to the public sewerage network without the approval of the Relevant Administration. This approval shall be granted only if the appropriate equipment is available for the initial treatment of such wastes. It is not permitted to draining the water of the heaters, which have a temperature above (37) ° C, to the Public Sewerage Network before cooling it.

44.2 Sanitary Benefits Requirements

1. Minimum Sanitary Benefits that must be provided in Specialized and Public Buildings that are not mentioned in this Regulation shall be in accordance with Special Studies, Specifications and International Standards (provided that the study is submitted for approval of the Competent Administration)
2. 50% at least of these Sanitary Benefits (Toilets) in places of Public Activities are of an Oriental Style.

44.3 Septic Tanks

In the absence of Public Sewage Network in the area in which the building is to be constructed, the building must be provided with septic tanks, drainage or assembly tanks in accordance with the requirements of the Emirate Wastewater Authority with the following conditions being met:

1. It must be within the boundaries of the plot, and its construction must not be outside the approved building line from the side of the street.
2. To be close to the street or sikka, away from the Main Building and Neighborhood, easy to access for cleaning, maintenance and unloading. The Competent Administration shall agree to this location. It shall also be easy to connect to the Public Sewage Network in the future.
3. These tanks must be of non-permeable reinforced concrete, and the ceilings of these tanks shall be designed to withstand the passage of cars over them if necessary.
4. They shall have a Adequate dimensions access opening with a heavy duty cover that can be sealed.
5. The top level of its roof shall not exceed the level of the ground in which it is located.
6. The capacity of these tanks shall be appropriate and calculated on the basis of daily consumption according to standards.
7. It must be at a distance of no less than (1.00) m from the neighboring buildings and Boundry Walls, and its depth shall not be less than (1.50) m below the bottom level of the inlet pipe.
8. In areas where the groundwater level is high or the rate of water drainage in them is insufficient through the soil, tanks must be built to collect wastewater until it is transported to points determined by the Concerned Administration.
9. Septic Tanks shall be designed in accordance with the standard specifications approved by the Concerned Administration. Septic tank shall be provided with ventilation pipe in accordance with

the conditions of the Competent Administration. All its openings shall be covered to prevent insects to enter and exit.

10. Excepting for residential buildings, grease traps in kitchens and food processing areas shall be provided.

44.4 Rainwater Drainage

1. It is required to ensure the proper means of collecting and disposing of rainwater to prevent moisture penetration.
2. The roofs of all buildings shall be finished with a slope of not less than (1:50) up to (1:70) that allows water to flows in channels and reach spouts connected to drainage pipes or suitable gutters for this purpose.
3. All channels, gutters, spouts and drainage pipes shall be with a slope at least (1:90). They shall be made of durable materials and waterproofing connections of sufficient sizes and shall be firmly and securely installed.
4. Rainwater shall not be drained in sewage pipes, in septic tanks, in cesspits or to neighbors, but shall be surface drained to the streets and sikkas. Rainwater may be drained directly into the Public Rainwater Network or percolating tanks in coordination with the Relevant Administration.
5. It is not permitted to drain air conditioners condensation water or balconies water directly on the streets or to the rain drainage lines but rather into the Public Sewerage System.
6. Wastewater shall not be drained into the Rain Drainage Network for any reason.

Article (45): Swimming Pools

45.1 Swimming Pool Permit Requirements

1. Swimming Pools may not be constructed, whether under, above, or on the land or building prior to the issuance of a Building Permit for the proposed buildings in the plot from the Concerned Administration.
2. All requirements for the construction and operation of swimming pools stipulated in the Environmental Legislation in force in the Emirate must be adhered to, and the Engineering and Construction Audit of the swimming pool structure is required by the Competent Administration. It is also required to obtain initial approval from Public Health Administration to premit swimming pools, the Concerned Administration may exclude swimming pools in private residential buildings from some of these requirements.

3. Setbaks of swimming pool from the surrounding Boundry Walls (walls) and the walls of the buildings must be by no less than (1.50) m. It is not permitted to construct the swimming pool outside the approved building line from the street side.
4. Subject to any other conditions or requirements stipulated in the Environmental, Health and Public Safety Legislation, the swimming pool must include all Safety and Public Health Requirements, and in particular the following:
    - Water filters and recycling system in the pool.
    - Disinfecting and purifying water in the pool.
    - Other control measures for Safety and Public Health taken at the design stage and operating time.

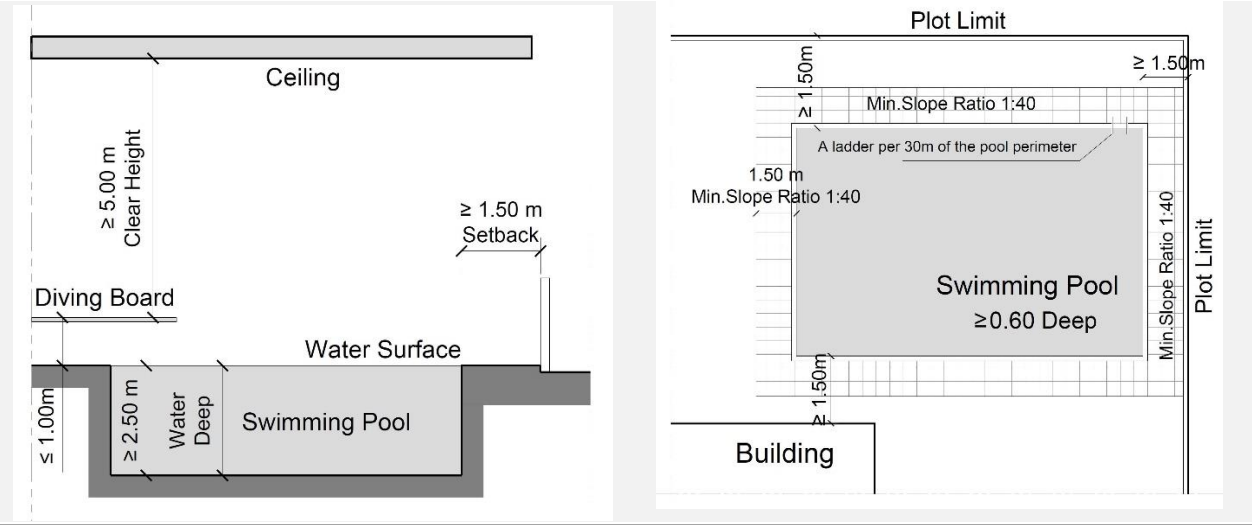


Figure No. (25) illustrates some of Swimming Pools Requirements

- Right: Example of Swimming Pool Setback
- Left: Example of required height above a divig board and an appropriate swimming pools depth.

45.2 Swimming Pool Systems

1. Overflow Gutters Swimming Pools

This system should be used when the water surface area of the pool reaches (3.80) m^2 or more, and overflow drains are provided around the entire swimming pool.

2. Surface Skimmers Swimming Pools

It is allowed to use this system in swimming pools whose water level is less than (3.80) m^2, and the drains of this system maintain a specific level of the water surface in the swimming pool.

45.3 Swimming Pools General Requirements

1. Swimming pools shall be provided with stairs according to the following requirements:

- The pool shall be provided with steps and stairs if the depth exceeds (0.60) m.
- At least one stair shall be provided for each (30) m of the pool circumference.
- The stair shall be corrosion resistant and equipped with slip-resistant foothold with a (10) cm distance from the wall.
- If providing internal steps in the niches of the pool; these steps shall be of non-slippery and self-drained surfaces provided that the minimum height of the foothold is (15) cm and the minimum width is (30) cm.
- The pool shall be equipped with side handrails that extend above the surface of the pool and return to the horizontal surface of the pool at each side of each stair or steps fixed in the niches.
- It is permitted to build pools with steps only if the pool is shallow and its depth does not exceed (1) m.

2. Public swimming pools must be surrounded by a Boundry Wall or enclosure whose height is not less than (1.29) m, and no openings are allowed in which a ball of diameter (10) cm passes, and it is equipped with a self-closing system and self-locking doors.
3. Swimming Pools must be equipped with showers and sinks for feet at a rate of (1) for each (25) m of the perimeter of the pool. The swimming pools must be provided with toilets and changing rooms in proportion to the perimeter of the pool, and with a minimum of (1) toilet, shower and changing clothes room for each Gender separately.
4. Pylons and diving boards shall be in accordance with the following requirements:
    - Free spaces shall be provided above the diving board up to (5) meters at least for head movement.
    - Diving boards shall be covered completely with non-slip materials.
    - The minimum depth of water below any diving board at a distance of (1) m below the surface of water shall be at least (2.5) m. The depth of the diving water for the boards above (1) m is increased by (0.30) m for each (1) m or more.
    - A (3) m horizontal distance shall be provided between the adjacent diving boards and any diving board and side wall.
5. Swimming Pools shall be provided with enough lighting (under or above water) to provide lighting for the entire pool including the bottom without causing any reflections, glare, burns, electric shocks or physical injuries.
6. Each electric circuit shall have a breaker for earth leakage circuit breaker.

7. The swimming pool shall be provided with a good safety cover that complies with the standard specifications (ASTM F 1346) to protect children under five years of age when the swimming pool is not used.
8. The swimming pool must be surrounded on all sides by flat non-slip surfaces, of no less than (1.50) m, with a slope ratio of (1: 40) in a direction opposite to the swimming pool, as well as providing these surfaces with appropriate drains for water drainage.
9. Signs indicating the depth of the water shall be placed at the edge of the roof or on the wall of the pool, at the lowest and greatest depth, and at the point of breaking of the slope.
10. Swimming pools shall be provided with exit drains, skimmers, hair and impurities filters, filtration devices, clearance equipment and safety and rescue equipment in accordance with approved environmental regulations.
11. A special place must be provided for placing a high chair for the lifeguard and a special place for placing signboards for users of swimming pools.

Article (46): Gas Storage

46.1 Gas Cylinders

1. The design of places for placing or storing household / residential gas cylinders must be in a well-ventilated, covered place outside the kitchen or living area, and all gas installations must be in accordance with the Standard Specifications approved by the Concerned Administration.
2. Cylinders Store in Public Buildings must be well ventilated and easy to access to replace empty cylinders and easy to isolate and fight fire in it in emergencies.
3. Gas Tanks for Scientific Laboratories in the Educational Buildings must be on the ground floor and open from outside the building.

46.2 Central Gas Tank

Central Gas tank must be approved in the buildings according to the requirements of the Civil Defense. The owner of the building must conduct an annual examination of all connections and pipelines that deliver gas to the residential units to ensure their safety and the absence of any leaks in them.

46.3 General Requirements

1. All Cylinders Stores must be equipped with alarm and firefighting systems in accordance with the Specifications and Requirements of Civil Defense, and that the maintenance of firefighting equipment is done periodically.

2. All gas extensions must be in accordance with the Approved Standard Specifications by the Concerned Administration.
3. Combustible materials such as car tires, Cartons and paper should not be stored with gas cylinders.

Article (47): Waste Rooms and collectors

47.1 General Requirements

1. Residential, industrial, educational, health, recreational and tourist buildings and complexes must be provided with a waste collectors within the boundaries of the plot and within the Boundry Wall of the building, or in a room established on the ground floor of the building itself in order to collect waste in preparation for its transportation outside the building for disposal .
2. Specifications of the waste rooms are as follows:
    - To be established in a place near the street or sikka in the absence of a street to facilitate the process of removing containers and delivering them to waste collection vehicles without obstacles.
    - Entrance sizes must be suitable for easy entry and exit of containers. The entrances must be provided ramps with slopes suitable for this purpose.
    - The sizes and areas of rooms and collectors shall be in accordance with what is specified in Clause (47.2) of this Article.
    - The floor and the entire height of the room walls should be made of ceramic tiles so that they can be easily cleaned.
    - It must be supplied with water directly from the network or from the Lifted water tank, and it should be connected with the building's sewage lines.
    - It shall be well lit and provided with a good ventilation system.
    - All windows must be sealed and equipped with a soft metal sieve to prevent the entry and exit of insects and rodents.
    - The door of the assembly room must be made of a stainless metal material (aluminum), with Louver or any mechanical ventilation system provided from the bottom, and the direction of opening the doors to the outside.
    - That the garbage container collectors is on the ground floor and its floor level is not less than the specified areal reference, and that its entrance is connected to the street through ramp with a suitable slope, and that it is tiled with washable ceramic tiles and provided with a water point sources.

3. The owner of the building or whoever authorizes him shall be responsible for the cleanliness inside the building and the external areas surrounding and subordinate to it up to the borders of the public street. As well as for transporting and delivering the waste containers from the waste rooms to the nearest street at the specified times, with the containers being returned to the rooms after the completion of the emptying process.
4. The Compactor is not a substitute for the number of containers or the size of the waste room.
5. If the location of the chute is far from the streets surrounding the ground, a waste collection room can be made in a place near the street or from the sikka in the absence of a street.
6. It is prohibited in any way to throw active chemical wastes, toxic substances, liquids or hazardous materials into waste containers.
7. To contribute to protecting the environment, we must work on recycling the use of garbage by allocating and classifying waste containers according to the main types of discarded materials.

47.2 Waste Rooms and Pools Dimensions

1. In buildings with an area of less than (250) m^2 and the height exceeds three floors above the ground floor, a garbage room shall be provided on the ground floor only its dimensions (1.00 × 1.50) m^2 with a mechanical ventilation and a door of not less than (90) cm wide, provided with door closer.
2. In buildings with an area of (250) m^2 or greater and no more than (G+ 3) Floors , no need for chute system, small rooms must be provided to collect garbage bags on each floor of an area of not less than (1.00X1.50) m^2, provided that the width of the door of this room is not less than (0.90) m, that it opens to the outside and is equipped with a self-closing unit (Door Closer) with the provision of mechanical ventilation. It is not permitted to carry out ventilation through louver in the door, and to provide a room for waste in the ground floor in these buildings, provided that its area is not less according to Table No. (57) with the provision of the General Requirements mentioned in Clause (47.1) of this Article.
3. In buildings whose height is more than (G+3) Floor, a chute system must be provided with a waste room on the ground floor. The mezzanine is not considered to be flat if its use belongs to the ground floor, provided that its area is not less in accordance with Table No. (57) with the provision of the general requirements mentioned in Clause (47.1) of this Article.
4. **Chute Waste Pipe Requirements**: its diameter from the floors to the collection room must not be less than (0.60) m in addition to a minimum of (0.20) m for fixed the pipe to the wall, provided that the waste dumping openings in the repeated floors are preceded by a small room with an area of not less than (1.00 × 1.00) m^2 and the width of the door of this room should not be less than (0.80) m, and the door must open to the outside with the installation of the self-closing unit.

5. The chute can be replaced by an alternative service elevator that is in an isolated area from the main elevators, with the creation of small collective rooms with the elevator area on each floor and so that the elevator is close to the main waste rooms in the building.

Table No. (57) shows capacity of waste room according to waste amount and number and capacity of containers

	Waste Amount	Number and Capacity of Containers
1	Up to 100 kg of waste	A room that accommodates one container with a capacity of (1.2) m^3
2	Up to 250 kg of waste	A room that accommodates one container with a capacity of (2.5) m^3 or two containers with a capacity of (1.2) m^3per container
3	Up to 500 kg of waste	A room that accommodates two containers with a capacity of (2.5) m^3 per container. Figure No. (27).
4	Up to 750 kg of waste	A room that accommodates (3) containers with a capacity of (2.5) m^3per container.
5	Up to 1000 kg of waste	A room that accommodates (4) containers with a capacity of (2.5) m^3per container.
6	+ 1000 kg of waste	The number of waste rooms is determined according to a special study, or the same previous equations are calculated on half of the amount in excess of (1000) kg.

Waste quantities are calculated according to the rates listed in the following table.

Table No. (58) clarifies the determination of the average quantities of waste in buildings according to use

	Use	Average Amount of Waste
1	Residential	(12) Kg for each (100) m^2 of the utilized area.
2	Commercial	(12) Kg for each (100) m^2 of the utilized area.
3	Office	(5) Kg for each (100) m^2 of the utilized area.
4	Hotels	(3) kg per room and (5) kg per suite, and the rest of the items according to the type of activity.

6. In residential villas, the following must be observed:
   - In investment villa complexes, waste collection rooms are provided according to the specifications specified in Clause (47.1) of this regulation and according to the following table:

Table No. (59) shows the calculation of capacity and number of containers according to the number of villas

No. of Villas	Capacity and Number of Containers
4:10	(1) container with a capacity of (2.5) m^3
>10: 40	(1) container with capacity of (2.5) m^3 is calculated for each (10) villas.
> 41	In the event that the number of villas in one complex exceeds (40) villas, (1) container capacity of (2.5) m^3 shall be calculated for each (10) villas. A study shall be presented of the mechanism for collecting waste from villas and transporting it to collection stations

No. of Villas	Capacity and Number of Containers
	equipped with pressure containers, provided that this mechanism is approved by the Concerned Administration.
The number of rooms must exceed one room in the event that the number of containers in one complex exceeds what is specified in this article.	

7. To determine the areas of the waste rooms, the following measurements are taken:
   - The waste rooms shall accommodate all the required containers according to the approved measurements of the containers as follows:
     - The size of a container of (1.2) m^3 is (1.35 × 1.90) m^2.
     - The size of a container of (2.5) m^3 is (1.50 × 2.10) m^2.
   - A minimum space of (0.30) m should be left between the containers and the walls of the waste room.
   - A minimum space of (0.30) m should be left between containers with each other and from all sides.
   - A minimum space of (1.00) m should be left between the container and the front of the room in which the door of the waste room is located.
   - The width of the inner corridor of the waste room should not be less than (1.20) m.
8. The door to the waste room must be with a width that allows for easy removal and entry of containers, provided that it is not less than (1.80) m as a minimum.
9. Net Height of the waste room must not be less than (2.50) m as a minimum.
10. The size of the waste room and its door depends on the method of distribution and circulation of containers inside it and the possibility of accessing and removing all containers, as shown in Figure (26).

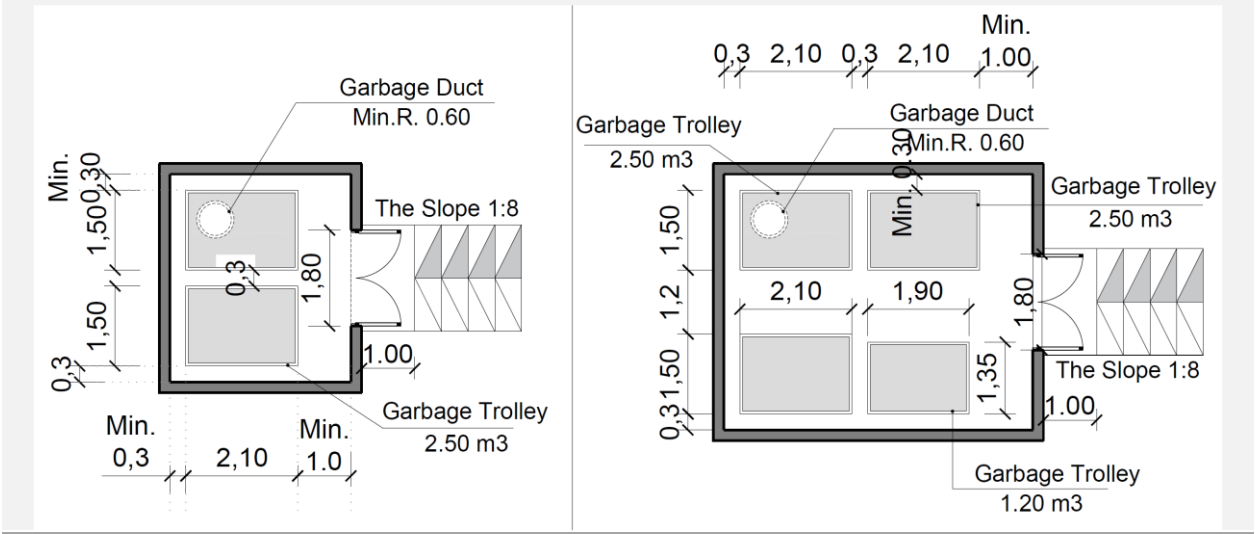


Figure No. (26) shows examples of the waste room on the ground floor.

Left: Example of a waste room up to (500) kg. Right: Example of a waste room up to (1000) kg.

11. In hotels and specialized establishments, it is permissible to provide a hydraulic compressor or to propose an acceptable alternative solution to the waste pipeline and to submit a study for this and the approval of the concerned authority, provided that the area and size of the waste room is not less than required.
12. A Waste Containers collectors must be provided in Educational Facilities that accommodates no less than two containers measuring (2.50) m^3, one of which shall be allocated for paper and the second for the rest of the materials.
13. A Waste Containers collectors must be provided in Health Facilities that accommodates at least two containers measuring (2.50) m^3 in addition to the special containers necessary for Patients Rooms, Offices and Administrative Spaces that are calculated on the basis of (12) kg for each (100) m^2 of their Net Areas.
14. A Waste Containers collectors must be provided in Labors' Housing to accommodate the required number of containers, at a rate of (2.50) m^3 for every (950) m^2 of Total Building Area, with a minimum of one container.
15. A Waste Containers collectors must be provided in Industrial Facilities (warehouses or workshops of Light Industries) with an area of not less than (3.00 × 3.00) m^2 tiled with washable tiles and provided with a water point sources for washing, so that it accommodates the number of containers required at a rate of (2.50) m^3 per container per (1900) m^2 of Total Building Area. In areas of Heavy Industries, large specialized projects, and sports clubs, waste rooms and the type and number of containers are determined according to special studies approved by the Competent Administration.
16. It is permissible to replace size and type of containers, or to propose an alternative solution acceptable to the Competent Authority for Waste chute Pipe in Industrial Areas, Labors' Housing, and for some Specialized Projects, according to the approval of the Concerned Administration.

Article (48): Construction Material Testing Certification

The Competent Authority has the right to request any tests to certify the quality of Building Materials that are not approved in the Emirate, which it deems necessary to take the appropriate decision regarding acceptance or refusal of Building Material Approval, according to the Standard Specifications and Requirements required in accordance with the Approved Construction Materials Quality Control Guidelines.

Article (49): Bilboards attached to Buildings

Billboards attached to Buildings, whether installed on the walls of Buildings and Commercial Buildings, on Storefronts, or placed on Buildings Roofs, must consider the Architectural Pattern of the place, Requirements and Specifications of the Competent Administration and the Legislation regulating it.

Article (50): Agricultural and Farms Buildings Standards and Requirements

If a request for a permit to build Agricultural Facilities(Green House) based on Closed Systems, the Consultant must adhere to the Approved "UAE Farms and green houses guidelines" (Appendix No. (1)).

Final Provisions

Article (51): Granting Permits Conditions

When Granting a Permit, the following conditions must be fulfilled:

1. Fulfilling all the conditions and specifications stipulated in the Law, Regulations, and any Regulatory Decisions regulating the Building Construction.
2. Providing evidence that all necessary Procedures, Precautions and Measures have been taken to ensure Public Safety of those in charge of implementation at the work site, passers-by, users of real estate and adjacent real estate, in accordance with Federal and Local Decisions, Constructions Conditions and Specifications Regulations, and Procedures approved by Authorities concerned with Health, Safety and the Environment.
3. Ensuring that neighboring buildings are protected by taking all necessary precautions to ensure the Structural Safety of neighboring buildings from impacts resulting from the work of mechanical mechanisms and equipment, groundwater withdrawal, excavation and demolition procedures, and others in accordance with the Building Regulations and Specifications, Structural Design Requirements and Specifications "Codes" and the References referred to.
4. Provide evidence that all necessary procedures, precautions and measures have been taken to ensure the general safety of residents and users of the property, and take all measures to reduce noise and dust, and take necessary precautions to protect against fire, in the event that the permit relates to work in an occupied building.
5. The Consultant Office if for any reason abandon its supervision of implementation, should notify the Department in writing. In this case, the owner must appoint an alternate consultant office and notify the Administration accordingly.
6. Submitting a certificate(s) in accordance with the form prepared by the Department on behalf of / names of Consultant offices assigned to carry out the specialized inspection and monitoring work mentioned in the specified codes.

Article (52): Drawing Modification and Permits Data while Working

If the Owner wants to change the designs and drawings from those previously permitted, or change the Engineering Office Designed for them during implementation. The modfied drawings and data indicating the new changes must be submitted to the Concerned Administration in order to be reviewed and approved when it is proven that they comply with the regulations and the Structural Design Codes. Depending on the nature of the proposed change, an Additional Permit may be issued or an existing Permit may be modified.

Article (53): Technical Committee

By a decision of Director General, "Techincal Committee" shall be formed, with the following Tasks:

- Technical Interpretation of any of the Technical Clauses mentioned in this Regulation or unclear Standard Specifications or Criteria. The Technical Interpretation issued by the Competent Administration through the Technical Committee is the approved interpretation of this clause or of this specification.
- Study any systems or construction materials submitted for acceptance in order to achieve the life span of the building and structural integrity.
- Study any proposals/recommendations that enrich the contents of the list submitted to the committee by Business Partners.
- Review the Regulation and the Operational Procedures necessary to apply it periodically, propose the necessary amendments to it and the mechanisms for its development, and present them to the Director General for inclusion in the list by a decision issued by him.

Article (54): Repeal of Resolution No. (18) of 2018

Resolution No. (18) of 2018 regarding Construction Conditions and Specifications Regulation in Ras Al Khaimah shall be repealed.

Article (55): Effectiveness & Publication

This Regulation shall be effective from the date of its issuance and published in the Official Gazette.

Ras Al Khaimah Municipality

Department General Director

Issued by us on 19/ Jumada Al Akhra / 1442 A.H.

Corresponding to 01 / February / 2021 A.D