

Height of Storeys
Building (Planning) Regulations 3(3) & 24

This practice note clarifies the measurement of storey heights for the purposes of Building (Planning) Regulations 3(3) and 24.

2. It is the established practice of the Buildings Ordinance Office to measure storey heights between structural members, regardless of finishes such as false ceilings, screeding, plastering and flooring. Similarly, in measuring the clear height of balconies, in terms of Building (Planning) Regulation 3(3), the same principles apply.
3. It is acknowledged that, in the case of peripheral beams in walls, it may be difficult to strictly adhere to the required minimum height of 2.3 m to the underside. Accordingly, where beams project internally from the face of external walls, the minimum height of 2.3 m is not considered applicable and a height of 2 m is permissible. Similarly, the regulation is not meant to inhibit the provision of beams over doorways, which may, of course, be provided at the required door height.
4. Although the minimum height applies generally to any part of any building used as an office or for habitation, it is recognized that the minimum height effective in staircases is 2 m and that beams across narrow corridors (where a doorway could have been provided) need only be at the appropriate door height. This is the 'notional doorway' situation.
5. It should be emphasized that 2.5 m is a **minimum height** and that for environmental reasons, especially in domestic buildings, a greater height would be preferable for the occupants.



(A.G. Eason)
Building Authority

Ref. : BLD(B) GP/BREG/P/14

First issued February 1976

This update January 1990 (GBS/L)

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