

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

This practice note clarifies the measurement of storey heights under regulations 3(3) and 24 of the Building (Planning) Regulations (B(P)R) as well as the design requirements on storey height and transfer plate.

Height of Building

2. It is an established practice of the Buildings Department (BD) to measure storey heights, in terms of regulation 24 of the B(P)R, between structural members regardless of finishes such as false ceilings, screeding, plastering and flooring. The same principle applies in measuring the clear height of balconies in terms of regulation 3(3) of the B(P)R.

3. In the case of peripheral beams in walls, it may be difficult to adhere to the required minimum height of 2.3 metres (m) to the underside. Accordingly, where beams project internally from the face of external walls, a height of 2 m is permissible. Similarly, the regulation should not inhibit provision of beams over doorways. These may be provided at the required door height.

4. Although the minimum height applies generally to any part of building used as an office or for habitation, it is recognised that the minimum clear height 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. The **minimum height of rooms for habitation or office for health reason** is 2.5 m. A range of storey height for domestic buildings may be accepted by BD for the purpose of regulation 23(3)(a) of the B(P)R provided that the proposed height of storeys does not exceed the following maximum heights:

Flat	House
Topmost floor – 4 m* Typical floor – 3.5 m	4.5 m

- * Where the topmost floor consists of duplex or triplex units, the maximum height of topmost floor can only be applied to only one storey of the duplex or triplex units.

Transfer Plate

6. To allow for flexibility in designing transfer plates for supporting building blocks, a transfer plate which satisfies the following design parameters would normally not be accountable for gross floor area (GFA):

- (a) For domestic blocks¹ of not more than 40 storeys, the thickness of the transfer plate should not be greater than the storey height of the typical floor of the building blocks;
- (b) For domestic blocks¹ of more than 40 storeys and non-domestic blocks, the thickness of the transfer plate should not be greater than 4.5 m; and
- (c) The total area of the transfer plate should not be more than twice that of the total GFA of the lowest floor of building blocks atop.

7. While the building services zone within a transfer plate would not be regarded as part of the transfer plate in measuring the thickness of the transfer plate, convenient and safe means of access should be provided for maintenance and repair of these building services.

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Ref. : BD GP/BREG/P/14

This PNAP is previously known as PNAP-27

First issue February 1976

Last revision May 1994

This revision May 2019 (AD/NB1) (Generally Revamped)

¹ Where multiple domestic blocks sit on same transfer plate, the lowest domestic block is referred.