



## Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

Location	Area	Width
Bedrooms	14m <sup>2</sup>	3.5m
Living Room (Sitting + dining Room)	16m <sup>2</sup>	3.5m <sup>2</sup>
Servant, Nanny and Guard Room	7m <sup>2</sup>	2.20m <sup>2</sup>
Kitchen	7.5m <sup>2</sup>	2.5m
Bathroom	4m <sup>2</sup>	1.8m
Water Closet	1.25m <sup>2</sup>	0.90m
Balcony	-	0.60m
Interior corridors	-	1.20m

In exception cases, such areas maybe exceeded if plot which area is less than 250m<sup>2</sup> does not affect the housing efficiency.

### **Article (2/5): Walls and Partitions.**

The building external wall thickness must not be less than 20cm. The same holds true to the walls separating the housing apartments and walls separating the apartment from skylight. Beside, all walls must be made of materials identical to the approved specifications.

### **Natural Lighting and Ventilation**

#### **Article (2/6): Providing the Building with Natural Lighting & Ventilation.**

1. All the building room, halls, passages, staircases, kitchens and bathrooms must be provided with the natural lighting and ventilation, in addition to providing the secondary ventilation (Crossing ventilation) if the room depth exceeds three folds of its width.
2. The lighting capacity in the various parts of the building must be according to the approved standard specifications, and the internal air in the building must be identical to the quantity and quality specified in the environmental and health legislations valid in the Emirate.
3. Kitchens open to the halls maybe made without providing ventilation skylights for these kitchens, provided their location shall be facing the main ventilation openings of the halls, along with providing the mechanical ventilation according to the specifications and conditions approved by the Municipality in the case of studios only.

#### **Article (2/7): Natural Ventilation for Housing Rooms**

All housing rooms must be facing the outward area, and that the ventilation of housing rooms may not be made by using the internal skylights.