



Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

- No installations maybe placed beyond the roof level of the building roof room or the swimming pool level, with the exception of the lift room and staircase with their minimum limit, in addition to water tanks, central air-conditioning equipment and parts listed in these Regulations. In all cases, the location of such equipment and water tanks must be determined on the roof story, along with submitting the necessary detailed drawings for treating the architecture facades in a manner not deforming the general perspective.
- Advertisement signboards maybe placed on the roof according to the conditions stipulated in the advertisement signboards legislations valid in the Emirate.
- Installations set up on the roof (Roof story) may not be used for any commercial purposes (With the exception of advertisement) by any means whatever, and that their use shall only be confined to the building dwellers.

Article (1/30): Penthouse

- Penthouse area must not exceed 50% of the last repeated storey area.
- Penthouse may not be used for any purpose other than housing purposes. Subsequently, it must not include any offices, restaurants or likewise.
- Only one penthouse may be added to every building.
- Setback from the last repeated storey must be complied with a limit no less than the ground floor wall retreat.
- Penthouse façade design should represent an addition to the aesthetical element of facades design.
- Adding a penthouse to the building may not be licensed for buildings which height is lesser than one ground floor + 7 repeated floors.
- Penthouse may not be built from light construction materials, and that the materials used must of the same materials used in construction and in the finishing works or better.
- In the event a penthouse is already existing in the building, then the design of the roof floor must include the basic services only,