



## Section Four

### Hotel Installations

#### Article (2/27): Location.

1. Environment factors should be taken into consideration from the social, industrial, commercial and touristic point of view.
2. Determining the hotel location and height shall be subject to the urban and population planning applicable in the Emirate.
3. Hotel should be located near road network and overlooking a main street.
4. While determining the location, the availability of common utilities at site like (Electricity, water and sewerage) should be taken into account.
5. A spacious space should be provided in front of the hotel that could accommodate a sufficient number of car parking compatible with the number of rooms, along with planting the other part for bestowing an aesthetical and touristic style on the site.
6. While determining the hotel location, the customs and traditions prevailing in society should be observed, in a sense that the hotel should not be overlooking the ground villas and houses, and not causing any disturbance to the residential buildings.
7. A vacant space should be available for any expansion in future.

#### Article (2/28): The Building.

1. The building shall be designed in a manner enabling it to benefit from the natural lighting and ventilation and exposing all rooms to sunshine.
2. The hotel should have a main entrance looking onto the main street, along with providing side entrances for the service of limousine cars and for serving the emergency and Civil Defense requirements.
3. Rooms' floor must be made of strong and smooth materials, which prevent the accumulation of dust and to facilitate cleaning operation.
4. The walls and ceilings must be made from strong and smooth materials and of light colors.
5. A sitting hall should be provided with a minimum area of 1.5m<sup>2</sup> for every room.
6. It is prohibited to establish open staircases on the common road or to be relied on balconies.
7. The ventilation pipes and chimneys must be raised to a height no less than 1.5m above the ceiling of highest storey on the building façade.
8. Bathrooms, W.Cs. and staircases should open either directly to the open air (Road or open free space) or to internal skylights. Mechanical ventilation maybe used according to their relevant conditions mentioned in these Regulations.