

Exempted Structural Requirements Serviced Apartments



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Serviced Apartments

According to the second paragraph of HE the Minister of Tourism's decree No. (20300) dated 19/5/1444. which states that: "All entities holding a license issued by MT or a commercial license issued by MoMRAH for any type of tourism accommodation facility are relieved from any stipulation herein that requires structural works, provided that the license was issued before the issuance of this decision." , requirements that call for structural adjustment to be carried out and which are exempted when applying for a license or classification, have been identified as shown in the table below

First: Defining Structural Alterations:

Any alterations to the supporting structure of the building, (including those to the foundation, floor slabs, protrusions, and ceilings), which might affect the building's structural integrity.

Second: Table of Structural Requirements

#	Requirements	Exempted	Notes
1	Restroom for each gender in public areas (at or near lobby), adapted for use of people with disabilities	✓	Building bathrooms, in case they do not exist, requires structural works.
2	Accessible restrooms for people with special needs (at or near lobby) according to standards and specifications.	✓	Eligible for exemption only to implement the nonstructural requirements for special needs are installed (To be announced at the reception area and on the website).
3	Automatic flush systems, soap containers and toilet flush button	✓	
4	At least 1 elevator in buildings with more than 2 floors (GF+1)	✓	
5	Elevators must allow access for people with special needs and should be designed according to the standards, specifications, and measurements	✓	If all rooms and public facilities for people with special needs are on the ground floor, this criterion is Exempted.
6	Service elevator	✓	Elevator alterations or construction require structural works.

7	Corridors width is in accordance with the Saudi Building Code	✓	Alterations require structural works.
8	Apartment must have at least one separate living room and bedroom separated by walls	✓	The Exemption applied if the room area is 60m ² or more.
9	Apartment area is no less than 30 m ² including the bedroom, living/dining room, kitchen, bathroom and corridor	✓	Alterations require structural works.
10	Apartment area is no less than 40 m ² including the bedroom, living/dining room, kitchen, bathroom, and corridor	✓	In case of separation, the minimum bedroom area requirement will not be fulfilled (16m ²).
11	Minimum area for bedroom for 2 guests without bathroom is 16 m ²	✓	
12	Minimum area for bedroom for 2 guests without bathroom is 22 m ²	✓	
13	Apartment with individually adjustable air conditioning	✓	Building facades facing streets and buildings higher than GF+1 are exempted, provided that air conditioning is changed from window to split on the rear facade of GF and first floor only.
14	Two unused electrical sockets beside the bed and desk	✓	Power sockets for heaters and thermal appliances in the kitchen are exempted.
15	The narrowest passage width of the room, between fixed furniture and the interior (e.g., furnishings and relevant paths) must not be less than 90 cm.	✓	Exemption from the application of universal access standards for people with special needs is provided in case equipped rooms are accessible according to the requirements, and the number of units in which universal access standards are applied is clearly announced (in the reception area and on the website).
16	Areas of movement in front of essential fixed furniture (e.g. wardrobe) are at least 150 cm x 150 cm in size	✓	
17	Light switches should not be higher than 100 cm.	✓	
18	An accessible path of travel to the accessible room(s) should be designed according to the standards, specifications, and measurements.	✓	
19	The area of movement in front of the kitchen unit (stove, sink) must be at least 120 cm x 120 cm.	✓	
20	Standard values are of a working height of 82 cm and a legroom of 67 cm height.	✓	
21	Bathroom size at least 4m ² .	✓	

22	Bathroom size at least 5m ² .	✓	
23	Electric socket near the washbasin.	✓	
24	The door should swing outward, the sliding doors are acceptable	✓	
25	The door width is at least 90 cm.	✓	
26	The flushing systems must be accessible or automatic at best.	✓	
27	Shower cabins must be at least 150 cm x 150 cm.	✓	
28	Sink with hot/cold water (heaters must be hidden)	✓	Exemption is made if the maximum height from the floor to the concrete ceiling is 360 cm or if there is an instant heater.
29	Apartment must have at least one separate living room and bedroom separated by a wall.	✓	The requirement stands if the room area is 60m ² or more.
30	The narrowest passage width of the room, between fixed furniture and the interior (e.g., furnishings and relevant paths) must not be less than 90 cm.	✓	
31	Shower and/or bathtub separated by a glass wall.	✓	Exemption is made if the bathroom area is 2 to 3m ² or less.

*Clear announcement of the building status regarding services provided to people with special needs (universal access), whether in terms of equipped units and the type of equipment, via an advertisement in the reception area and on the website.

Exempted Structural Requirements -Hotels

According to the second paragraph of HE the Minister of Tourism's decree No. (20300) dated 19/5/1444. which states that: "All entities holding a license issued by MT or a commercial license issued by MoMRAH for any type of tourism accommodation facility are relieved from any stipulation herein that requires structural works, provided that the license was issued before the issuance of this decision." , requirements that call for structural adjustment to be carried out and which are exempted when applying for a license or classification, have been identified as shown in the table below

First: Defining Structural Alterations:

Any alterations to the supporting structure of the building, (including those to the foundation, floor slabs, protrusions, and ceilings), which might affects the building's structural integrity.

Second: Table of Structural Requirements

	Requirements	Exempted	Notes
1	Indoor parking (garage) for vehicles in the hotel.	✓	
2	At least 1 elevator in buildings with more than 2 floors (GF+1)	✓	
3	Elevators must allow access for people with special needs and should be designed according to the standards, specifications, and measurements	✓	If all rooms and public facilities for people with special needs are on the ground floor, this criterion is Exempted.
4	Corridors width is in accordance with the Saudi Building Code	✓	
5	Service elevator	✓	
6	Supplier entrance	✓	
7	Separate staff entrance	✓	
8	Housekeeping storage room	✓	
9	Use of automatic double doors or revolving doors.	✓	
10	Restroom for each gender in public areas (at or near lobby)	✓	
11	Accessible restrooms for people with special needs (at or near lobby) according to standards and specifications.	✓	Eligible for exemption only to implement the nonstructural requirements for special needs are installed (To be announced at the reception area and on the website).
12	Automatic flush systems, soap containers and toilet flush button	✓	Exemptions for the toilet only.
13	Standard room size for 2 adults (incl. bathroom / WC) $\geq 16 \text{ m}^2$	✓	
14	Standard room size for 2 adults (incl. bathroom / WC) $\geq 18 \text{ m}^2$	✓	
15	Standard room size for 2 adults (incl. bathroom / WC) $\geq 22 \text{ m}^2$	✓	
16	Standard room size for 2 adults (incl. bathroom / WC) $\geq 30 \text{ m}^2$	✓	
17	Standard room size for 2 adults (incl. bathroom / WC) $\geq 45 \text{ m}^2$	✓	

18	Hotel suite size $\geq 32 \text{ m}^2$ (incl. bedroom, sitting room, bathroom, and corridor)	✓	
19	Hotel suite size $\geq 38 \text{ m}^2$ (incl. bedroom, sitting room, bathroom, and corridor)	✓	
20	Hotel suite size $\geq 48 \text{ m}^2$ (incl. bedroom, sitting room, bathroom, and corridor)	✓	
21	Hotel suite size $\geq 85 \text{ m}^2$ (incl. bedroom, sitting room, bathroom, and corridor)	✓	
22	The narrowest passage width of the room, between fixed furniture and the interior (for example, furnishings and relevant paths) must not be less than 90 cm.	✓	
23	Areas of movement in front of essential fixed furniture (e.g. wardrobe) are at least 150 cm x 150 cm in size	✓	
24	Light switches should not be higher than 100 cm	✓	
25	At least 50 % of the rooms have a balcony or terrace in the room	✓	
26	Air conditioning system inside rooms controlled by the guest.	✓	Building facades facing streets and buildings higher than GF+1 are exempted, provided that air conditioning is changed from window to split on the rear facade of GF and first floor only.
27	Bathroom area $\geq 3 \text{ m}^2$.	✓	
28	Bathroom area $\geq 4 \text{ m}^2$.	✓	
29	Bathroom area $\geq 5 \text{ m}^2$.	✓	
30	Bathroom area $\geq 7 \text{ m}^2$.	✓	
31	All accommodation units have bathrooms with toilets and shower cabins, while in the 50% of the units there is a bathroom with bathtub and shower cabin	✓	
32	All rooms must have bathrooms with toilets and showers, and all water heaters must be hidden.	✓	Exemption is allowed if the maximum height from the floor to the concrete ceiling is 360 cm, or if there is an instant heater.
33	The door should open outward. Sliding doors are acceptable	✓	Exemption from the application of universal access standards for people
34	The door must be at least 90 cm wide	✓	

35	The flushing systems must be accessible or automatic at best.	✓	with special needs is provided in case equipped rooms are accessible according to the requirements, and the number of units in which universal access standards are applied is clearly announced.
36	The washbasin must be accessible at a height of 67 cm.	✓	
37	If there is a bathtub, it must be accessible (e.g., by using a door and providing handles).	✓	
38	The interior of a shower area should have a clear floor area of at least 150 cm x 150 cm	✓	

*Clear announcement of the building status regarding services provided to people with special needs (universal access), whether in terms of equipped units and the type of equipment, via an advertisement in the reception area and on the website.

