

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

This practice note clarifies the measurement of storey heights for the purposes of Building (Planning) Regulations (B(P)R) 3(3) and 24.

2. It is the established practice of the Buildings Department to measure storey heights, in terms of B(P)R 24, 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 B(P)R 3(3).

3. In the case of peripheral beams in walls, it may be difficult to adhere to the required minimum height of 2.3 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 recognized 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. Please note that 2.5 m is the **minimum height for environmental reasons**. A greater height would be preferable for occupants, especially in domestic buildings.

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