
**Level Difference for
Floor Adjoining External Ground Level or Flat Roof**

Regulations 35 and 49(1) of the Building (Construction) Regulations (B(C)Rs) require that the level of an internal floor shall not be less than 150 mm above the level of the external ground or adjoining flat roof. The objective of these requirements is to prevent the ingress of rainwater.

2. These requirements can generally be catered for at the design stage by allowing sufficient difference in level between the internal floor and the external ground or adjoining flat roof. However, there could be cases where authorized persons wish to depart from the prescribed requirements due to special circumstances of their cases or as a result of the unique nature of their designs. In such circumstances, the Building Authority (BA) is prepared to consider granting exemption from the above regulations to allow flexibility in design if means to guard against the ingress of water to the inside of the building are provided to the satisfaction of the BA.

3. Each application for exemption or modification of Regulations 35 or 49(1) of the B(C)Rs will be considered on its own merits. The BA, however, will give favourable consideration to the following design criteria:

- (a) Provision of additional drainage channels, each with at least 2 no. of drainage outlets; and
- (b) Provision of a fall, not less than 1:80, on the flat roof or external ground sloping away from the adjoining internal/usable floor area.

4. In the event that the above measures cannot be implemented for whatever reason, the provision of a kerb, with water proofing construction, at the access point having a total height of 150mm above the adjoining roof or external ground may also be considered.

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Building Authority

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B(C)R 35
B(C)R 49(1)