

The definition of a 'Tall Building'.

SJFRS definition of a 'tall building' can be divided into two categories as follows:

A medium-rise building:

Is a building containing two or more sets of domestic premises that –

- a) Is at least 11 metres above ground level; and/or
- b) Has at least five storeys (ground plus four floors).

A high-rise building:

Means a building containing two or more sets of domestic premises that –

- a) Is at least 18 metres above ground level; and/or
- b) Has at least seven storeys (ground plus six floors).

For the purposes of this Fact Sheet,

- a) the height of a building is to be measured to the height of the top storey in accordance with Appendix D of Approved Document B;
- b) when determining the number of storeys a building has—
 - (i) any storey which is below ground level is to be ignored,
 - (ii) any mezzanine floor is a storey if its internal floor area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level, and
 - (iii) a storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to that part of the building.

To count the number of storeys in a building, or in a separated part of a building, count only at the position which gives the greatest number and exclude any basement storeys.

The height of the top storey measured from upper floor surface of top floor to ground level on lowest side of building.

The height of the top storey excludes roof-top plant areas and any top storeys consisting exclusively of plant rooms.