

## SCHEDULE 5

Regulation 8

### RULES OF MEASUREMENT

#### Area

1. The area of—
  - (a) a single-storey building for the purpose of regulation 3 shall be taken to be the total area, excluding any gallery or openwork floor;
  - (b) a storey shall be taken to be the total area of the floors within that storey or, if the building is compartmented, within a storey of a compartment, excluding any gallery or openwork floor;
  - (c) a room excludes any built-in fixture extending from the floor to the ceiling.

#### Cubic capacity

2. The cubic capacity of a building or compartment shall be taken to be the volume of the space contained by its enclosing walls, the upper surface of the floor of the lowest storey in the building or compartment, and the topmost ceiling in the building or compartment or, if the topmost storey has no ceiling, the internal surface of the roof.

#### Height

3. The height of—
  - (a) a building shall be taken to be the height from the surface of the ground to the underside of the ceiling of the topmost storey or, if the topmost storey has no ceiling, one-half of the height of the roof above its lowest part;
  - (b) a compartment shall be taken to be the height within the compartment from the upper surface of the floor of the lowest storey to the topmost ceiling or, if the topmost storey has no ceiling, the internal surface of the roof;
  - (c) a storey above the ground shall be taken to be the vertical height from the ground to the upper surface of the floor of the storey, and the expression “a storey at a height” shall be construed accordingly.
4. In the measurement of height from ground which is not level the height shall be taken to be the mean height, except that—
  - (a) for the purpose of Class 13 of Schedule 1; and
  - (b) for any other purpose where the difference in level is more than 2.5 metres,the height shall be taken to be the greatest height.

#### General

5. Except where the context otherwise requires, measurements shall be horizontal or vertical.
6. Measurements of area and cubic capacity shall be taken to the inner surfaces of enclosing walls or, on any side where there is no enclosing wall, to the outermost edge of the floor on that side.
7. Any expression of gradient, slope or fall shall be taken to mean one unit of vertical measurement in a given number of such units of horizontal measurement.
8. Except for the purpose of regulation 3, any measurements of parts of a building in different occupation shall be taken separately.