

Frequently Asked Questions



Buildings Permit Procedures and Regulations

Frequently Asked Questions



Villas

Question	Answer
This service enables you to obtain a permit to construct service blocks in private villas.	You can refer to the following service link for more detail. https://hub.dm.gov.ae/link/servicedetails_ar?servicecode=4117
allowed percentage on the roof (private villa and investment)	50 percent of the roof floor area https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
Residential unit designs	It is allowed to build one residential unit on the land - a private villa (including: hall + two bedrooms + kitchen + maid's room + store) As per action instructions (No.07/2022)
Is it allowed to permit a annexes with a height of (ground + first) ?	It is not allowed to build a annexes with a height of (ground + first), kindly review with Planning Department referred to in this regard https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
What is the Maximum heights allowed for each floor	There is no maximum floor height in Dubai code, but the maximum total building height shall be limited to 16 m. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the steps to book an appointment with the engineer?	Please refer to the Video conference manual https://bpspermit.dm.ae/BPCSWeb/help/LinkDocuments.jsp?category=5
What are the authorized uses of the basement of shopping malls?	Please refer to Dubai Building Code page A9, item A.5.1 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
Should the Dubai Qualifying Environment Code be applied when applying for a building permit?	Please refer to Circular No. 223 of 2017 issued by Dubai Municipality https://www.dm.gov.ae/wp-content/uploads/2020/11/O1_Circular_223_Oct17.1.O.pdf

Frequently Asked Questions



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Is it necessary to apply to the Roads and Transport Authority (RTA) to approve the projection on the street?	please select the service when applying for a building permit through Dubai Building Permits System: RTA – Balconies, Building Projections and Terraces in ROW
Circular 242: Is it permissible to apply through a consulting office if the main building is of a metal construction and the service annex is of a concrete construction?	Please refer to Circular No. 242 of 2020 issued by Dubai Municipality regarding the licensing of steel industrial buildings whose height does not exceed ground + first. https://www.dm.gov.ae/documents/%d8%aa%d8%b9%d9%85%d98%a%d985-%d8%bl%d9%82%d9%85-242-%d8%aa%d8%bl%d8%ae%d98%a%d8%b5-%d8%a7%d9%84%d9%85%d8%a8%d8%a7%d9%86%d98%a-%d8%a7%d9%84%d8%b5%d9%86%d8%a7%d8%b9%d98%a%d8%a9/
Circular 242: If the building is proposed with metal construction and concrete, can it be submitted through a contractor with metal construction?	Please refer to Circular No. 242 of 2020 issued by Dubai Municipality regarding the licensing of steel industrial buildings whose height does not exceed ground + first. https://www.dm.gov.ae/documents/%d8%aa%d8%b9%d9%85%d98%a%d985-%d8%bl%d9%82%d9%85-242-%d8%aa%d8%bl%d8%ae%d98%a%d8%b5-%d8%a7%d9%84%d9%85%d8%a8%d8%a7%d9%86%d98%a-%d8%a7%d9%84%d8%b5%d9%86%d8%a7%d8%b9%d98%a%d8%a9/
How to calculate the required number of villas allowed on the land (investment villas)	Calculates the number of villas allowed on the land is: (the land area / plot area shown in the planning map) depend on what is written in the affection plan
Is it allowed to use the annexes commercially	Commercial use in residential annexes is not permitted
What is the allowed built-up area on the land (private villa)	There is no maximum allowed built-up area in private villas, but the setbacks mentioned in the planning map must be adhered to.
Is it permitted for modifications to villas through a self-decoration permit?	Please refer to Circular No. 231 of 2018 issued by Dubai Municipality regarding self-licensing for decoration. https://www.dm.gov.ae/wp-content/uploads/2020/11/circular-2311.O.pdf

Frequently Asked Questions



All other building types

Question	Answer
Is building projection allowed in the setback of multi-storey buildings, and what is its value?	<p>Please refer to Dubai Building Code page K3O, K33, regarding projections.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
What is the minimum net internal height for services in buildings such as corridors, bathrooms and kitchens?	<p>Please refer to Dubai Building Code page B38, item B.5.3</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
Is it allowed to suggest cabinets in the set back?	<p>Please refer to the Dubai Building Code, page K3O, regarding the setback.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
Do units in shopping centers require a self-decoration permit?	<p>Please refer to Circular No. 231 of 2018 issued by Dubai Municipality regarding self-décor permit.</p> <p>https://www.dm.gov.ae/wp-content/uploads/2020/11/circular-2311.O.pdf</p>
Is it required to provide natural ventilation for kitchens?	<p>Please refer to the Dubai Building Code, page K15O, item K.1O.1.8.3.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
What is the percentage of offices in industrial buildings?	<p>Please refer to the Dubai Building Code, page B7O.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>

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Structure

Question	Answer
how to get copy of Dubai Building Code?	Dubai Building Code is available on DM web site. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
What is the design life span of temporary structures?	10 years (you can refer to Dubai Code article: F.5.2) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
How to calculate parking for staff accommodation?	Please refer to the Dubai Building Code, page B114, item B.9.7.3 regarding staff accommodation. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
Do units in shopping centers require a self-decoration permit?	What is the terms to close the condition of payment exceptions fees? https://bpspermit.dm.ae/BPCSWeb/help/LinkDocuments.jsp?category=5
Are the service stairs and the corridor on the roof floor counted as part of the building percentage on the roof?	Please refer to the Dubai Building Code, page B34, item B.4.3.4. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
How many floors of parking podium can be added to the building	Please refer to the Dubai Building Code, page K30, regarding the setback. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
Are tents, portacabins and temporary buildings permitted through the building permits Department?	This type of building is not permitted through the Building Permits Department
what Is the color percentage reflection ratios in interfaces (LRV) or (SRI) ?	Please refer to the Dubai Building Code, page E17, item E.5.7, for color reflection. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf

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Structure

Question	Answer
Is it allowed to suggest cabinets in the set back?	Please refer to the Dubai Building Code, page K30, regarding the setback. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
Do units in shopping centers require a self-decoration permit?	Please refer to Circular No. 231 of 2018 issued by Dubai Municipality regarding self-décor permit. https://www.dm.gov.ae/wp-content/uploads/2020/11/circular-23110.pdf
Is it required to provide natural ventilation for kitchens?	Please refer to the Dubai Building Code, page K150, item K.10.1.8.3. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
What is the percentage of offices in industrial buildings?	Please refer to the Dubai Building Code, page B70. https://bpspermit.dm.ae/BPCSWeb/help/LinkDocuments.jsp?category=5
how to get copy of Dubai Building Code?	Dubai Building Code is available on DM web site. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
What is the design life span of temporary structures?	10 years (you can refer to Dubai Code article: F.5.2) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the design life span of permanent structures?	50 years (you can refer to Dubai Code article: F.5.2) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
How to calculate the modulus of elasticity of concrete according to Dubai Code?	You can refer to Dubai Code article: F.6.2.4 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the minimum compressive strength that can be used in concrete structures according to Dubai Code?	You can refer to Dubai Code article: F.6.2.2 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf

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Question	Answer
what is the minimum compressive strength that can be used in post tension according to Dubai Code?	You can refer to Dubai Code article: F.6.2.2 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what is the minimum compressive strength that can be used in post tension according to Dubai Code?	You can refer to article F.6.3.3 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what is the minimum value of live load that can be used for parking lots according to Dubai Code?	3.5 KN/M2 (You can refer to Dubai Code article: F.7.5) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what are the recommended values for damping factor for concrete structures according to Dubai Code?	You can refer to Dubai Code article: F.7.1.2.5 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what are the recommended values for damping factor for concrete structures according to Dubai Code?	you can refer to Dubai Code article: F.7.1.2.5 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what are the recommended values for damping ratio for steel structures according to Dubai Code?	You can refer to Dubai code article F.7.1.2.2 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what is the design wind speed in Dubai?	You can refer to Dubai code article F.7.1.2.2 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
what is the minimum design value for wind pressure?	the minimum design value for wind pressure is 1 KN/m2 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
when a third-party reviewer should be appointed on a project?	You can refer to circular 237 for details. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf

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Structure

Question	Answer
when wind tunnel testing is needed for a project?	You can refer to circular 237 for details. https://www.dm.gov.ae/wp-content/uploads/2020/11/circular-No.-237.pdf
what is the maximum total drift of a building under the effect of wind loads?	You can refer to Dubai Code article F.7.1.2.4 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the maximum relative drift of a building under the effect of wind loads?	You can refer to Dubai Code article F.7.1.2.4 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what are the recommendations and design parameters for seismic design of buildings?	You can refer to Dubai Code article F.7.1.3.3 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what are the temperature loads for concrete and steel structures?	You can refer to Dubai Code article: F.7.1.1 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the maximum excavation depth for which soldier piles can be used?	Soldier piles can be used for maximum 5.0 meters without lateral support
what is the maximum lateral deflection of single pile?	You can refer to Dubai Code article: F.9.4.2.3 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the minimum design requirements for pile design?	You can refer to Dubai Code article: F.9.4.2.3 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf
what is the maximum crack widths under permanent loads for concrete structures?	You can refer to Dubai Code article: F.8.4 https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf

Frequently Asked Questions



Road

Question	Answer
Is it necessary to provide segregation between light and heavy vehicle?	<p>Segregation between light and heavy vehicle parking areas inside plots shall be provided. As per Dubai Code B.7</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
Should entrances be separated for heavy and light vehicles?	<p>When a large number of heavy vehicles are expected to arrive to the building beyond one trip per 100 m³ of total GA area at rush hour Ref. B.4O, separate entrances are preferred for light vehicles, heavy vehicles or trucks.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
What is the minimum net height for heavy vehicles on the basement floor?	<p>Net vehicle height shown in Dubai Code in Table B.7.3.1.2 which is according to vehicle type and vehicle length.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
What is the minimum net height for parking floors?	<p>The minimum net height for light vehicle parking is 2.3m as per Table B.4 in the Dubai Code</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
Is it possible to reduce the length of the parking lot to 5 m?	<p>As per Dubai Code B.7.2.4 Table B.11: For perpendicular (90°) parking bays, the dimensions may be reduced to 5 m × 2.5 m in the following circumstances:</p> <ul style="list-style-type: none"> a) all perpendicular bays in plots less than 30 m in length. b) up to 10% of perpendicular bays in plots of 30 m length or greater. <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
What are the cases in which the provision of 0.3m additional on the width of the parking 2.5m is requested?	<p>In designing parking spaces, bays bounded by building structural elements or walls shall have an additional space of 300 mm from the structural element if it interrupts.</p> <p>the opening of vehicle doors or maneuvering or at the end of the driveway. as per Dubai Code B.7.2.4</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>

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Question	Answer
What is the minimum height of the vehicle guard on podium floors and the type of material used in it?	<p>Vehicle guards not less than 1,200 mm in height shall be placed where the vertical distance from the floor of a drive lane or parking bay to the ground of surface directly below is greater than 300 mm, such as parking on podiums roof or adjacent to ramps. The guards shall conform to Clause 4.5.3 of ASCE/SEI 7-16. Mechanical parking facilities are exempt from these requirements, as per Dubai Code B.7.2.3.1</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
We have an inquiry regarding ramps requirements in private residential villas. Is it possible to enter the basement floor with a single lane ramp?	<p>Townhouses can have a single-lane ramp to be used for entry and exit purposes. As per Dubai Code K.5.6.3.2 Figure K.37</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
Is it possible to consider the gate level with a slope of 2%-5% in front of the plot or should it be adhered to 30 cm above the edge of the paved road?	<p>The gate level of the plot must be at a minimum height of +300 mm from the edge of the road or a slope between 2-5% from the edge of the road to the plot's access point. As per Dubai Code B.4.2.1</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>
If there is an approval from the Roads Authority regarding the location of the gate from the chamfer, do I have to apply for an exception?	<p>Yes, it is necessary to obtain the special approval from Dubai municipality, by submitting an exception application and attaching the approval of the Roads and Transport Authority within the application to be reviewed by the committee.</p> <p>https://dm.gov.ae/wp-content/uploads/2021/12/Dubai20%Building20%Code_Arabic_202120%Edition_compressed.pdf</p>

Frequently Asked Questions



Mechanical & Drainage

Question	Answer
How to obtain certificates for the location of the final sewage connection and how to adjust the depth and location of the final connection?	To obtain the final connection certificate or the modification to the previously approved depth, must contact the Drainage and Recycling Projects Department by reviewing them or communicating through their e-mail or phone O42O6361O
How to approve a new building system?	By submitting all attachments related to the proposed system by contact with the Research and Building Systems Approval Department, contact number O42O63197, Engineer Ehab Bassiouni
We have an inquiry regarding Mechanical Ventilation (Residential-Commercial Kitchens)?	Regarding ventilation for residential and commercial kitchens, compliance with the Dubai Building Code (Chapter H.4.12 – ASHRAE 62.1-62.2) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
How to drain rainwater within the borders incase no existing services?	Compliance with the Dubai Building Code (Chapter H.6.4) https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
How to obtain approval of external cladding for existing projects and modifications?	Contact with the Civil Defense Department – External Cladding Approval Department – ENG (Satish or Pramod)
What is the mechanism use for drainage of exposed terraces?	Consider to provide drain points for cleaning the terraces and while not draining rain water from the upper roof towards
We have an inquiry about submission to get approval for thermal insulation section, for example (insulated ground floor)?	Compliance with the requirements of the Dubai Building Code (chapter E - PAGE 3O9) regarding the insulation of the ground floor, beam & coloum or compensation by submitting calculations of the equivalent heat transfer coefficient in case of non-compliance. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf
Is it obligatory to provide solar panel?	Commitment to the Dubai Building Code by providing any sustainable water heating system and it is not obligatory to provide solar panels only. https://dm.gov.ae/wp-content/uploads/2021/12/Dubai2O%Building2O%Code_Arabic_20212O%Edition_compressed.pdf

Frequently Asked Questions



General Questions

Question	Answer
What is required documents for submitting a request to cancel a permit?	with reference to your inquiry, please apply an application through the Dubai Building Permits System for a permit cancellation according to the owner's request by filling out the approved form with a copy of the owner's ID attached or submitting through the consultant system with the same project number to cancel the transaction.
I am not able to download the building permit?	with reference to your inquiry, please pay all the application fees and services to receive the permit.
The contractor's name does not appear in the permit?	with reference to your inquiry,1. Make sure that the consultant and the contractor are not suspended in the qualification system, this can be done by 1.clicking on the link (name of the consultant / contractor) on the contract transaction screen or reviewing the qualification section. 2.Click to pay all fees. 3.Confirm that insurance documents have been filled in through their link on the insurance system screen
What is the process for applying a new project if there is an open application project on the system on the same building or the unit?	with reference to your inquiry, the project cannot be submitted if there is an open project on the same plot or the same unit, therefore the open project must be closed or canceled to enable the other applicant to submit the application.