



“Our aim is to turn this away from a business opportunity and towards a building method everybody understands”

CHAPTERS IN DUBAI'S ENVIRONMENTAL REGULATIONS

ECOLOGY AND PLANNING:

- Landscaping
- Pollution
- Microclimate and indoor comfort
- Responsible construction
- Environmental impact assessment

BUILDING VITALITY:

- Ventilation and air quality
- Thermal comfort
- Acoustic comfort
- Hazardous materials
- Daylight and visual comfort
- Water quality

RESOURCE EFFECTIVENESS:

- Energy building fabric
- Building systems
- Commissioning and management
- Onsite systems: generation and renewables

RESOURCE EFFECTIVENESS:

- Water conservation and efficiency
- Commissioning and management
- Onsite systems: recovery and treatment
- Resource effectiveness: materials and waste and materials and resources
- Waste management

- The Administrative Resolution No. 66 of the year 2003, which proves regulations on the Technical Specifications for Thermal Insulation Systems.
- Circular No. 161 of the year 2003 issued on Implementing Green Building Regulations in the Emirate of Dubai.
- Circular No. 171 and 174 of the year 2007, issued on implementing Building Green Roofs and facades.
- The Administrative Resolution No. 30 of the year 2007, issued on Promulgating the Implementing Regulations of the Local Order No. 11 of the year 2003 on Public Health and Safety in the Emirate of Dubai.

“Let’s say there is a project and a contractor wants to build a tower in Dubai Marina,” explains Mokhtar. “When the contractors applies for the project there are three steps involving the permits section, architects and mechanical technician within the municipality, and then DEWA for the electric and water elements.”

Awareness

Mokhtar is currently involved in raising awareness of the programme by delivering presentations to those on forefront of the industry. As the only architect currently represented on the development committee — and an estimated 35% of the regulations directly applicable to the design stage of a project — he says the most influential elements can often be the orientation of a building and its facade.

Part of Mokhtar’s work involves liaising with local educational institutions specialising in design and construction related courses to devise an educational programme and modules in other programmes to teach the next generation how to design and build in compliance with the codes.

“Green is the future. These other ratings systems allow a company to market itself as having achieved gold or silver ratings, but how effective is this really? Do they save energy or water or is it just showing off?”

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The full handbook is available from Dubai Municipality offices, Deira

The regulations apply to all new buildings; additions, extensions and refurbishments requiring a building permit; existing buildings (where specified); mixed use buildings and buildings which undergo a change in use.

“Extremely tall buildings”, large shopping malls, hospital and laboratories are exempt, according to the current handbook, as “in order to preserve the character of these buildings, it may not be possible to meet some of the requirement of the regulations”.

Admitting that Dubai’s existing building stock also presents a problem, the Municipality plans to conduct a study into the feasibility of developing a fourth element to the regulations, which will cover retrofits.

For now concentrating on future projects, the Municipality reports three contractors are already applying for permits in accordance with the regulations.



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