

Day lighting and Visual Comfort

405.01 Provision of Natural Daylight

For all new buildings, other than industrial buildings, provision for adequate natural daylight must be made in order to reduce the reliance on electrical lighting and to improve conditions for the building occupants. The provided lighting openings must be in accordance with Dubai Municipality's building regulations and specification.

405.02 Views

All new commercial, residential and public buildings must provide direct line of sight (views) to the outdoor environment in accordance with Dubai Municipality's building regulation and specification.

Water Quality

406.01 Legionella Bacteria and Building Water Systems

All new and existing buildings must comply with the technical guidelines issued by Dubai Municipality, which includes:

- A. All water systems and networks which creates a water spray or aerosol including but not limited to cooling towers, evaporative condensers, hot and cold water systems, showers, evaporative air coolers, spas, fountains, misters, etc., must be periodically maintained, cleaned, disinfected and checked to minimize the risk of legionella bacteria or germs contamination. This must be in accordance with the technical guidelines issued by Dubai Municipality, regarding the control of legionella bacteria in water systems.
- B. All water systems equipment and accessories, including but not limited to potable water network, hot and cold water systems, water tanks, pumps, pipes and fittings, must be properly maintained, cleaned and disinfected.
- C. Sampling and testing must be carried out for the presence of bacteria / germs and legionella bacteria.
- D. All equipment and devices used for swimming pools, spa pools, whirlpool baths, hydrotherapy pools and Jacuzzi, must be maintained, cleaned, disinfected and checked, periodically.

Specialized laboratories approved by Dubai Municipality shall carry out the water tests and sampling. All test results must be recorded and kept along with the records for maintenance and remedial works, at site. This would be checked by Dubai Municipality.

406.02 Water Quality of Water Features

For all new and existing buildings, all water features having a water storage volume of over 1,000 l and which creates a water spray or aerosol, including but not limited to waterfalls, ponds, streams etc., must be maintained, cleaned, disinfected and checked periodically, to minimize the risk of legionella bacteria or germs contamination. It must also not exceed the maximum limits, outlined in the technical guidelines issued by Dubai Municipality.

Responsible Construction

407.01 Impact of Construction, Demolition and Operational Activities

All new buildings must comply with all related regulations, local orders and their executive orders, technical guidelines and guides applied in the Emirate. The following is also required:

1. Neither the construction activity nor the operation of the building may cause land disturbances, surface runoff, soil erosion or sedimentation, on any other property beyond the boundary of the plot.
2. Drainage must avoid pollution of watercourses and groundwater. Discharges made directly to ground, storm or marine waters must comply with Local Order (61) issued in 1991.
3. Dust suppression techniques must ensure that dust generated by construction and demolition activities must meet the requirements of Code of Construction Safety Practice issued by Dubai Municipality.
4. Construction waste materials generated on site must be segregated and stored on site, prior to collection. Segregation must, at a minimum, include labelled storage for inert aggregates, metals, timber, dry recyclables and hazardous material.
5. For the disposal of hazardous waste, permit must be prepared and obtained from Dubai Municipality's Waste Management Department. The hazardous waste must be transported in accordance with the requirements of DM Technical Guidelines and DM Code of Construction Safety Practice.
6. Excluding the usage for drinking, toilet activities and concrete works, potable water cannot be used for construction activities on project site.
7. Construction and demolition noise must be no greater than that detailed in DM Technical Guidelines and DM Code of Construction Safety Practice.
8. Chemicals, fuels, solvents or hazardous wastes must be stored in accordance DM Technical Guidelines and DM Code of Construction Safety Practice.
9. Light pollution from the construction site must be minimised by ensuring that light sources are directed inwards and angled down, so that no light is emitted above the horizontal plane. Lux levels should meet the DM Code of Construction Safety Practice.

407.02 Ensuring Quality and Safety for Construction Activities

For Golden and Platinum Sa'fa and for all new buildings other than villas, the main consultant and contractor should be certified by approved utilities from Dubai Municipality. To ensure the quality and safety practices of construction activities, they must also be certified for ISO 14004 or OSHA or any equivalent as per the approval of authorized department.

407.03 Sustainable Concrete

For Golden and Platinum Sa'fa and for all new buildings, concrete mixes shall have an environmental impact less than that specified in Dubai Sustainable Concrete Baseline.

The environmental impact for all mixes used in the project shall be less than the baseline by 7% for Golden Sa'fa and 15% for Platinum Sa'fa.