

CHAPTER 5 - DAY LIGHTING AND VISUAL COMFORT

400

405.02 VIEWS



INTENT

To improve the well-being of building occupants by connecting the building occupants with the outdoor environment.

REQUIREMENT

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.

SIGNIFICANCE

Regularly occupied areas of the building ideally should have access to outside views. The use of natural light and the access to outdoor views creates a stimulating environment for building occupants. Views connect the building occupants with the outdoor environment offering them a better visual respite and help them adapt to natural changes of daylight levels throughout the day. Provision of views, increases building occupant's productivity while reducing eyestrain and other health problems.

The provision of views also contribute in reducing energy consumption by reducing the need for electrical lighting due to increased usage of natural light.

APPLICABILITY

This regulation is applicable to commercial, residential and public building types. Refer to Table 101.07(1) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

The factors affecting the design of views in buildings include - heat gain and loss, glare control, visual quality and variations in daylight availability.

For offices, when calculating areas provided for views, the following should be taken into consideration:

- Interior office spaces: The entire area of interior office spaces may be included in the calculation if at least 75% of each area has direct line of sight to perimeter vision glazing.
- Multi-occupant spaces: The calculation shall only include the areas with direct line of sight to perimeter vision glazing.