CHAPTER 1 - VENTILATION AND AIR QUALITY

400

401.05 OPENABLE WINDOWS

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INTENT

To promote natural ventilation and reduce energy consumption during cooler outdoor conditions.

REQUIREMENT

For all new buildings, openable windows must be provided in accordance with Dubai Municipality Building Regulations unless there is a safety requirement restricting opening of these windows. These windows may be used in special cases like when use of air conditioning or ventilation system is not required or during automatic switch off or during system break-down.

SIGNIFICANCE

Although the buildings in the Emirate of Dubai are required to have mechanical ventilation and air conditioning, opportunity exists to utilise natural ventilation for some months of the year. By utilising mixed mode ventilation, better indoor air quality and energy savings can also be achieved.

Natural ventilation can be harnessed by the provision of openable windows and doors in buildings. Openable windows provide building occupants to control their indoor environment which enhances their work / living environment. Although this regulation only applies to habitable rooms, openable windows and doors can also be considered for other building spaces.

APPLICABILITY

This regulation is applicable to all building types. Refer to Table 101.07 (1) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

Implementation of this regulation should be in line with the existing Dubai Municipality (DM) regulation for openable windows.

Building plans must detail the floor area for each habitable room. Habitable rooms are defined as: any room used for sleeping, living or dining purposes, excluding other enclosed places such as closets, pantries, bath or toilet rooms, hallways, laundries, storage spaces, utility rooms and similar spaces.

Window schedule to include the number and size of openable windows and doors. The ratio of openable windows to floor area must be at least 10% and be specified in project documentation.

BUILDING VITALITY