

A PRACTICE GUIDE FOR BUILDING A SUSTAINABLE DUBAI

100

101: INTRODUCTION

101.01: SUSTAINABLE DEVELOPMENT

On 24 October 2007, His Highness Sheikh Mohammed bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai, stated:

All owners of residential and commercial buildings and properties in the Emirate of Dubai must comply with international recognised environmental-friendly specifications to turn Dubai into a healthy city that meets the demand of best practice and the benchmarks of a pollution-free sustainable development.

This statement set Dubai on a “greener” and more sustainable development path. Governments around the world are now seeking the best ways through which a low carbon and more sustainable future can be achieved.

Green building is the practice of creating structures, using processes that increase the efficiency of resource use such as energy, water and materials; while reducing impacts of the building on human health and the environment during the building’s lifecycle, through better siting, design, construction, operation, maintenance and decommissioned.

Dubai has taken a bold step forward with the new building regulations which address the Emirates’ most urgent sustainability issues of energy and water demand, carbon emissions and public health. These regulations shall be known and cited as Al Sa’fat - Dubai Green Building System in the Emirate of Dubai.

Al Sa’fat is a system for evaluating green buildings in the Emirate of Dubai, which aims to:

- Increase the vitality and improve the quality of the internal environment in Dubai buildings
- Increase energy efficiency, achieve higher standards and improve operating efficiency
- Enhance the efficiency of infrastructure to meet future development needs
- Support the Dubai Strategic Plan for creating a more sustainable urban environment

The regulations are divided into 3 Sa’fat categories - Silver Sa’fa, Golden Sa’fa and Platinum Sa’fa. These regulations are additional to the Dubai Municipality Regulations, specially The Administrative Resolution No. 125 of the year 2001 - Approving Building Regulations and Specifications and its modifications.