

SECTION - 12

GREEN BUILDINGS REGULATIONS

12.1 COMPLIANCE REQUIREMENTS

All electrical installations shall comply with the requirement of the regulations, relevant to DEWA's technical specifications, latest edition of the IET wiring regulations, Green Building Regulations & Specifications (latest edition issued by Dubai Municipality-DM and DEWA) and any other regulations issued by DEWA from time to time. In case of contradiction, DEWA's regulations shall prevail, for the electrical installations.

12.2 SPECIFIC REGULATIONS APPLIED BY DEWA

Following specific clauses of Section 5 in the Green Building Regulations issued by DM is to be incorporated as applicable in the projects' electrical design.

12.2.1 Elevators and Escalators

Escalators must be fitted with controls to reduce speed or to stop when no traffic is detected. Escalators shall be designed with energy savings features as described below:

1. Reduced speed control: The escalator shall change to a slower speed when no activity has been detected for a period of a maximum of three (3) minutes. Detection shall be by photocell activation at the top and bottom landing areas.
2. Use on demand: The escalator shall shut down when no activity has been detected for a period of a maximum of fifteen (15) minutes. Use on demand escalators must be designed with energy efficient, soft start technology. The escalator shall start automatically when required; the activation shall be by photocells installed in the top and bottom landing areas.

Elevators (lifts) must be provided with controls to reduce the energy demand. To meet this requirement, the following features must be incorporated in traction drive elevators:

3. Use of AC Variable-Voltage and Variable-Frequency (VVVF) drives on non-hydraulic elevators
4. Energy efficient lighting inside the elevator including controls to turn lights off when the elevator has been inactive for a period of a maximum of five (5) minutes

12.2.2 Lighting Power Density – Interior

The average Lighting Power Density for the interior connected lighting load for specific building types must be no more than the watts per square metre of gross floor area given in the Table.