

“Leadership in Energy and Environmental Design (LEED) Green

Building Rating System” is the accepted benchmark for the design, construction and operation of high performance green buildings.

“Loading Space” is an area used for loading or unloading of vehicles, located entirely on private property with a minimum vertical clearance of 4 meters and provided with permanent independent access.

“Mezzanine Floor” denotes a floor that can be accessed from the ground floor only and which covers a maximum of 60% of the ground floor area excluding communal entrances, stairs and lift areas. The minimum height of the Mezzanine floor has to comply with applicable Dubai Municipality Building regulations and specifications.

“Operation Fitness Certificate” is a certificate granted by the Authority after a Building Completion Certificate is issued, acknowledging completion of installation and testing of machinery, and confirming the facility is safe for Operation.

“Permanent Building or Facilities” means buildings or structures designed and constructed in reinforced concrete, or steel with block or metal cladding, or with a combination of steel or pre-cast concrete or reinforced bearing block walls or brick, or other durable material.

“Plot” is a parcel of land defined by clear boundaries and coordinates.

“Plot Area” is the total area of a plot within the plot lines as measured on a horizontal plan.

“Plot Coverage” (PC): coefficient that denotes the ratio of the area of the building imprint (sum of the areas of the ground projections of the largest floor of all buildings on the plot) over the total land area of the plot. When calculating the plot coverage, the areas covered by roof projections and balconies shall be counted as part of the building imprint. The areas covered by non-enclosed shade structures shall not be counted (i.e. car parking, gazebos, etc).

“Plot Frontage” is the portion of the plot construed nearest to the street.

All sides of a plot adjacent to streets shall be considered frontage.

“Plot line” is any line bounding a plot herein defined.

“Project” means the construction of a permanent building, any other civil work on a leased/sold property including any modifications or installations in pre-built facilities.

“Regulations” means the rules and statutes listed in this publication and other regulations issued by the “Authority” or any other rules issued in the future.

“Service Authority” shall mean the following entities:

☐ Water Authority - DEWA

☐ Electrical Authority - DEWA

☐ Waste Water Authority – DWC - DuServe

☐ Irrigation Authority – DWC - DuServe

☐ Storm water Authority – DWC – DuServe

☐ Fire Authority - Dubai Civil Defence

☐ Telecom Authority - DWC - IT&T

☐ District Cooling Authority – DWC - DuServe

☐ Voice / Data - DWC - IT&T

☐ Tetra Radio System - Dubai Police Frequency Regulator & DWC IT & T - Service

☐ Police and Security - Dubai Police

☐ Waste Collection – DWC- DuServe

“Setback”: denotes the distance separating the building line from the plot boundary line that must be left free of building. A setback may be specified as mandatory; in which case it will define a built to line that all buildings must adhere to. A setback may be specified as a minimum setback and in this case, the building line may adhere to it or be setback a distance larger than the specified minimum.

“Structure” denotes any constructed, erected material or combination of materials which requires being located on the ground or attached to something located on the ground.

“Temporary Building or Facilities” means a building used as a site office or to house construction equipment for the purpose of construction only.

“Typical Floor” is a floor that is similar to the floor that follows it or precedes it or both in area and structure.

“Ventilation Opening” includes any means of ventilation whether permanently open or closable and which opens directly on to the external air, such as parts of a window which can be opened, louvers, ventilators, and any door opening directly to the external air. Any openings associated with mechanical systems are excluded.

“Welfare” or “Welfare Facilities” shall mean ablution, washing and toilet provision standards for personnel working in buildings.