

Access and Mobility

301.01 Enabled Access

All new buildings, other than villas, must comply with Dubai Municipality Building Regulations, with regards to the People of Determination. They must be enabled for their access, internal movement and ability to engage with the building functions.

301.02 Preferred Parking

For all new buildings, other than villas, that have more than 20 parking spaces, designated preferred parking must be provided for a combination of hybrid vehicles, electrical vehicles and carpool vehicles. The percentage required for preferred parking spaces shall be calculated based on the total vehicle parking spaces required for the building, as defined in the Dubai Municipality (DM) Building Regulations. The percentages required for preferred parking are as follows:

- **5% For Silver Sa'fa**
- **7% For Golden Sa'fa**
- **10% For Platinum Sa'fa**

The above percentages, does not include the spaces provided for People of Determination.

301.03 Charging Equipment for Electrical Vehicles

For Golden and Platinum Sa'fa and for all new buildings other than villas, where preferred parking spaces were provided according to item 301.02, necessary charging equipment for electrical vehicles must be provided for 30% of the total preferred parking spaces.

301.04 Bicycle Storage

For Golden and Platinum Sa'fa and for all new buildings, other than villas, secured and covered racks or storage areas for bicycles must be provided within the building or within a shaded area located on the ground floor and no more than 30m from a building entrance within the plot limit. Secure racks or storage areas must be provided for a number of bicycles equal to at least 10% of the number of car parking spaces required for the building, as defined in the Dubai Municipality (DM) Building Regulations.

For Student accommodation and Labor accommodation, secure racks or storage areas must be provided for bicycles, for at least 10% of building occupants, with the same above conditions.

Ecology and Landscaping

302.01 Local Species

For all new buildings, a minimum of 25% of the total planted area within the building plot, including green roofs, must utilise plant and tree species indigenous or adapted to Dubai's climate and region. In addition to above, for all new villas at least one palm tree must be planted.

Neighbourhood Pollution

303.01 Exterior Light Pollution and Controls

For all new buildings, permanently installed exterior lighting must comply with the following requirements:

1. All exterior light fixtures on the building site, other than architectural accent lighting and Civil Aviation safety lighting, must be shielded, so that the full light emitted by the fixture, either directly or indirectly by reflection or by refraction from any part of the fixture, is projected below the horizontal plane passing through the lowest part of the fixture.
2. Architectural accent lighting must be aimed or shielded to prevent the lighting of the night sky. Wall washing lights must spill no more than 10% of the lighting, past the building façade.
3. Downward directed lighting must be used for lighting of signage.
4. All exterior lighting must be fitted with automatic controls, to ensure that lights do not operate during daylight hours.