

2.4. Developer's Responsibilities

2.4.1. Developer shall perform his responsibilities as per **Table 18.2**.

Table 18.2: Developer's Responsibilities

ITEMS	REQUIREMENTS
1. IN-HOUSE FIRE ENGINEER	i. Developer shall be responsible for appointing and designating at least one Fire Engineer who is qualified and experienced in, Fire and Life Safety, UAE Fire and Life Safety Code of Practice, Civil Defence Laws and Regulations.
2. CONTRACTS	<p>i. Developer shall ensure and be responsible to include in his legal contract documents with Insurance companies, Architects, Consultants, Contractors, Manufacturers, Suppliers, Professionals and Facility management companies that <u>"Fire and Life Safety Requirements from Civil Defence shall be strictly followed as per latest edition of UAE Fire and Life Safety Code of Practice, and other rules and regulations from Civil Defence."</u></p> <p>ii. It is developer's responsibility to evaluate Consultant, House of Expertise, Contractor, Décor contractors, Manufacturer, Supplier, Testing laboratories and Certification body's qualification and valid approval from Civil Defence, before awarding any contracts and making any agreement with them.</p> <p>iii. It is developer's responsibility to ensure that contract documents clearly state that <u>"All materials relevant to Fire and Life Safety, shall be approved and listed by individual Emirates' Civil Defence."</u></p>
3. PLANNING	<p>i. Developer shall ensure that the above said in-house Fire engineer is involved in the project from very initial stages of brainstorming, planning, drafting, budgeting and preparing the scope of the project to highlight the Fire and Life Safety aspect and extent of the project.</p> <p>ii. Inability to understand the Civil Defence regulations during planning stage, can cause exponential fluctuations in budgeting in the later stages of the project.</p> <p>iii. Developer shall prepare a 10 minutes presentation of his over all project scope and shall introduce the project to Civil Defence for initial understanding of Civil Defence requirements which must be met based on the total area of the project, the location of the development, the vicinity of Civil Defence Fire Station from the project, the connectivity of the project land to the access roads etc.</p> <p>iv. It is developer's responsibility to monitor and police the "Over Design" approaches of consultants, which unnecessarily increases project costs. Similarly it is developer's responsibility to be aware of "Value Engineering/Cost Effective" approaches which could be non-complaint to code requirements.</p>
4. MULTIPLE OWNERS	<p>i. Where there is a possibility that the development will be sold to multiple owners, it is developer's responsibility that the ownership and accountability for Fire and Life Safety Systems are not disputed.</p> <p>ii. Where common Fire and Life Safety Systems serve multiple owners, such as Hydrant network, LPG network, Fire water tanks and fire pump room, the inspection and maintenance shall be developer's responsibility.</p>