

2.3. Owner's Responsibilities

2.3.1. Owner shall perform his responsibilities as per **Table 18.1**.

Table 18.1: Owner's Responsibilities

ITEMS	REQUIREMENTS
1. OWNER'S REPRESENTATIVE	<ul style="list-style-type: none"> i. Owner shall be responsible for nominating his representative to deliver owner's duties, as required by this section. Personnel having knowledge of Fire and Life safety, UAE Fire and Life Safety Code of Practice requirements will be an immense advantage to the owner. ii. Evaluation of owner's representative's qualification, capability and commitment shall be owner's responsibility and owner shall ensure that the represented personnel or the organization truly epitomizes of his own intentions. iii. Where owner has appointed his representative, the term "Owner" in this section shall also mean "Owner's representative".
2. CONTRACTS	<ul style="list-style-type: none"> i. Owner shall ensure and be responsible to include in his legal contract documents with Insurance companies, Developers, 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> ii. It is owner'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. iii. It is owner'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>
3. PLANNING	<ul style="list-style-type: none"> i. Owner shall be involved with his team of consultants and contractors in the planning stage to discuss, enquire and convey his clear thoughts on the project, fire safety requirements, estimated cost and its impact on the overall project execution process. ii. Inability to understand the Civil Defence regulations during planning stage, can cause exponential fluctuations in budgeting in the later stages of the project. iii. It is owner's responsibility to monitor and police the "Over Design" approaches of consultants, which unnecessarily increases project costs. Similarly it is owner's responsibility to be aware of "Value Engineering/Cost Effective" approaches which could be non-complaint to code requirements.
4. APPROVALS	<ul style="list-style-type: none"> i. Civil Defence approvals for the projects shall be through owner appointed consultant. ii. It is owner's responsibility to ensure that all parties involved in his project adhere to authority regulations and relevant approvals and building permits are obtained from concerned authorities. iii. Owner shall ensure that construction does not commence without valid relevant approvals and building permits. iv. For construction accidents, fire accidents and such mishaps on construction sites where constructions have begun without authority approvals, the owner shall be held responsible.