

ENVIRONMENT, HEALTH AND SAFETY

SUSTAINABILITY DEPARTMENT

CIRCULAR: EHS/GB/04/10

TO : All EHS Pre Qualified Green Building Consultants, Commissioning Authorities, Clients and relevant stakeholders involved in Green Building Projects.

SUBJECT : Green Building Projects – “MEASUREMENT & VERIFICATION”

DATE : 27th July 2010

Greetings from EHS!

We would like to draw your attention to the EHS regulatory requirements pertaining to the performance of the Green Buildings that have satisfactorily completed the certification process.

As you are aware, Environment, Health & Safety (EHS)-Trakhees requires that all Certified Buildings are “operationally sustainable” and meets the objectives for which they were designed and constructed. In accordance with it, one of the EHS’s mandatory credits focuses on “**Measurement & Verification**” which provides for the ongoing accountability of building resource consumption namely power and water.

EHS considers it pertinent to accentuate the strong benefits Measurement and Verification offers to the sustainability community at large and building community in particular.

Measurement and Verification commonly referred to as M&V is the capability to track the performance of an entire building which would ideally allow for adjustments that reduce resource use and operating costs. M&V is most often used to track energy and water consumption although can be extended to indoor environmental quality, and a range of other metrics.

The goals of the Measurement and Verification plan are to

- 1) Document the performance of the energy and water saving functions incorporated into the project and to demonstrate it meets the requirements for LEED NC EA Credit 5
- 2) To help the Owner / Client maintain the system performance at its optimum level.

M&V allows the clients to compare the performance of their certified / rated building to the performance predicted by the simulation as projected during the permit stage. It can also be

employed as a more direct means of reducing energy use. Monitoring energy systems can identify problems that might otherwise have gone unnoticed as well as opportunities for greater efficiency even when systems are operating as intended.

The underlying principle being that if the systems are not maintained to function they were designed to function the energy savings will not be realized or will be realized to a lesser degree.

It is in the light of these benefits that EHS has strongly insisted on an explicit infrastructure for its facilitation during both phases i.e. Building Permit (NOC-BP) and Building Completion (NOC-BCC). In other words, M&V has been considered as a single Definitive approach to transform the operations of a project from mere paper predictions to a condition that is supported by proof of its performance. This compliments EHS's notion of "design to delivery" and actively "discouraging Green Washing."

We presume that the necessary infrastructure has already been laid for the Measurement & Verification plan for your projects and as you would recall, it was a condition to the NOC-BCC that the M&V is carried out by the client in coordination with the Green Building Consultant and Commissioning Authority.

Through this circular, all the clients are informed to submit their M & V reports for their certified building to EHS Green Building department for review and records. The status should be able to capture the information as highlighted above. This information is KEY to the OFC renewal of their facilities.

It is also the intention of the circular to notify all the Green building consultants and the commissioning authorities to exercise due diligence in this crucial aspect and report to EHS on regular basis the status pertaining to this activity on the Green Building projects that they facilitated. This would be KEY to the renewal of their Prequalification within EHS.

We appreciate your hard work and commitment to sustainability and it is our intention that we collectively derive its benefits. Thank you for your cooperation and we are looking forward to a strong working relationship with you to achieve our common goals.

Should you have any queries, please contact us at EHS.GreenBuilding@trakhees.ae

Best Regards,

P.R.Jagannathan

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cc: Amin Al Mulla – Chief Operating Officer, EHS-Trakhees