

## ENVIRONMENT, HEALTH AND SAFETY

### SUSTAINABILITY DEPARTMENT

#### CIRCULAR: EHS/GB/07/10

**TO :** All Business Units of Dubai World, Their Clients, Green Building Consultants, Commissioning Authorities and relevant stakeholders.

**SUBJECT :** Sustainability and Energy Efficiency in Existing Buildings / Facilities

**DATE :** 22<sup>nd</sup> August 2010

Dear Stakeholders,

Greetings from EHS.

At the outset, we would like to thank you for demonstrating your support and commitment to EHS initiatives on Green Buildings.

This circular has been initiated to stress the importance of energy conservation in existing building facility by highlighting the advantages and the strategies.

As you are aware, sustainable buildings besides playing a vital role in saving the environment, also present significant direct benefits to facility owners and operators in terms of:

- Optimized power and water consumptions.
- Lower operational costs (lower utility bills)
- Reduced maintenance expenditures (better performance, lesser wear & tear)
- Better indoor air quality

Further, it has been universally acclaimed that Existing buildings hold the key for sustainability and is looked upon as powerful candidates for immediate reductions in power and water consumptions and yielding direct economic benefits to the owners.

However in order to capitalize the above as yet untapped potential, it is very essential that the existing facility owners gain an understanding of their facility in terms of its current health, performance and potential for improvements.

This is generally accomplished by subject the building facility to an energy audit which can be carried out by an in-house team or an external independent energy auditor / assessor depending on the availability /lack of such a resource within the organization. The nature and extent of the energy assessment would be purely dependent on the size of the facility, the complexity of the building systems within and the direction of the management. ***Irrespective of that, an energy***

*audit is bound to provide the management with valuable data on the strength of the existing facility and the potential for savings.*

This is generally followed up by a comprehensive energy management system for identifying and implementing the energy conservation measures and monitoring the savings. This comprises series of steps right from management commitment to monitoring the savings and performance of the facility after implementation.

EHS Green building section, as a regulatory authority within the jurisdiction of PCFC considers it its responsibility to encourage the stakeholders to work towards greening of their existing buildings. *It strongly encourages the clients to carryout an energy audit so as to ascertain its wellbeing and decide on the nature and scope of improvements that could be carried out.*

As a preparatory exercise, with the object of supporting its stakeholders in this important process, EHS has developed the following guidelines..

- a) Guidelines for Energy Auditing of Existing Buildings
- b) Guidelines for Existing Building Energy Efficiency Improvement Program

The Direct links to those Guidelines are as under:

<http://www.ehss.ae/forms/08.18guidelineno.gb-004guidelineforenergyauditingofexistingfacilities.pdf>  
<http://www.ehss.ae/forms/08.18guidelineforexistingbuildingenergyefficiencyimprovementprogram.pdf>

They can also be accessed by visiting our portal [www.ehss.ae](http://www.ehss.ae) and navigating through the “Guidelines” sections of the Green Building Department.

These guidelines serve to impart the reader with a good understanding of the Energy Auditing and Energy Efficiency Improvement program for the existing buildings. It is expected that they would provide the clients with the right tools to address their facilities from the sustainability and energy conservation point of view and accordingly work towards a suitable course of action.

While it is our intention to provide industry specific energy efficiency guidelines in the near future, we strongly urge you to consider the above guidelines as a starting step to embrace sustainability on your existing facilities.

EHS is fully committed to sustainability of the built and operating environment and is more than willing to assist the stakeholders in their initiatives on existing buildings. Should you have any queries or require additional information/guidance, please do not hesitate to contact us at [EHS.GreenBuilding@trakhees.ae](mailto:EHS.GreenBuilding@trakhees.ae)

We wish you all the best.

Best Regards,

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