

ENVIRONMENT, HEALTH AND SAFETY

SUSTAINABILITY DEPARTMENT

CIRCULAR: EHS/GB/01/16

TO : All Business Units Of Dubai World, Their Clients , Green Building Consultants, Architectural & Engineering consultants, Contractors and relevant stakeholders

SUBJECT : Green Building Compliance – Post NOC-Building Permits (BP)

DATE : 1 January 2016

We would like to begin by wishing all of you a very happy 2016!!

This circular is being initiated on the back of our observations on actual site level implementation of green building regulations after they are awarded with NOC-BP and accordingly attempts to put forward corrective mechanisms for better compliance. Our observations and proposed suggestions are tabulated below for your attention:

No	Subject	Observation / Corrective Action
1	Communication with GB Consultants (Applicable to projects that have appointed Green Building consultants) (Warehouse / Villa Projects)	<p>We note that the consultants and contractors are not updating the GB consultants on the approvals. This prevents the green building consultants from actively contributing to the project i.e. Green briefing, Inspections, site level compliance etc.</p> <p>Please note that the purpose of the specialist (where appointed) is to contribute to the project for true compliance and in the process add value to the clients for their initiative. Their role should not be looked into from the point of view of regulatory approvals alone.</p> <ol style="list-style-type: none">1. Please make sure that you involve the appointed specialist all through the process as per your design phase commitment.2. A copy of the post contract briefing must be submitted to EHS for confirmation3. NOC-BCC submissions should clearly provide evidence of their roles including MOM, site level administration etc. <p>The above helps a long way in streamlining your BCC submissions</p>

No	Subject	Observation / Corrective Action
2	<p>Informing the specialists ONLY prior BCC to stages</p> <p>(Applicable to projects that have appointed Green Building consultants)</p> <p>(Warehouse / Villa Projects)</p>	<p>We have often received the feedback that the consultants and contractors are involving the GB consultants in the project till BCC submission.</p> <p>Please be aware that the specialists are not for approvals alone rather they are expected to support the site team in complying with the regulations as per the original commitment. Please be advised as under:</p> <ol style="list-style-type: none"> 1. <i>Site level compliance should not be compromised</i> 2. <i>In cases where you have appointed a specialist, please keep the channel of communication open and purposeful.</i> 3. <i>Coordinate and ensure a healthy compliance which would make the process simpler during NOC-BCC Submissions / review</i> 4. <i>NOC-BCC submissions should clearly provide evidence of their roles</i>
3	<p>Non Compliance during construction activity.</p>	<p>We have noted that in some cases the project has procured / installed systems that do not comply with the regulations and those are inconsistent with what was committed to EHS during NOC-BP.</p> <p>Please be aware that such practices are incorrect. The NOC-BP clearly carries a statement “we suggest that you bring to EHS attention on any matters that potentially impact the sustainability commitments made by you. Request for waivers or deviations at the NOC-BCC stage without proof of earlier communication to and written clearance from EHS will not be entertained”.</p> <ol style="list-style-type: none"> 1. <i>Please comply with all your commitments</i> 2. <i>Update EHS through progress reports in a format of your choice. A suggested format is also available in our portal</i> 3. <i>Approach EHS for any technical challenges with proper justification which would be reviewed by EHS for a suitable decision / interpretation</i> 4. <i>These would be part of NOC-BCC submissions which would clearly highlight the sequence of activities on any area of non-conformance</i> <p>In case the project is seeking the role of a green building specialist, please ensure that all issues are discussed with them for a suitable solution. Communications with EHS should be routed through the specialists for Green building related issues.</p>

No	Subject	Observation / Corrective Action
4	Change of Consultants / Contractors / Green Building Consultants Proper communication to EHS	We come across situations where the stakeholders change in the midst of the project which potentially impacts the compliance because of improper communications and handing overs. We would like to impress upon the stakeholders the fact that at the regulatory compliance cannot become a victim for any issues that the stakeholders have in the project. Any change should be effected without compromising on the information exchange amongst the stakeholders. <ol style="list-style-type: none">1. Ensure that all important project documents including regulatory approvals and the submissions are smoothly carried forward to the new stakeholders.2. The new company should be able to smoothly take forward exactly from the point left behind by the earlier company3. This is a joint responsibility
5	Overall Awareness of site team on Green Building requirements	Our site inspections indicate that the site team is not familiar with the green building requirements. This is discouraging given that they play an important role. Please provide effective training

We trust you would consider these observations positively and do your utmost in overcoming the issues highlighted.

EHS-Trakhees is committed to providing quality regulatory services to our business units and clients in protecting the environment, human health and safety. As always, we look forward to your suggestions, cooperation, support and a very successful working relationship.

Should you have any queries, please feel free to approach the Green Buildings department or contact us at EHS.GreenBuilding@trakhees.ae

Regards,

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Director – EHS

Trakhees - Environment, Health & Safety
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