

ENVIRONMENT, HEALTH AND SAFETY

SUSTAINABILITY DEPARTMENT

CIRCULAR: EHS/GB/06/15

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

SUBJECT : ROLE OF GREEN BUILDING SPECIALISTS for EFFECTIVE MEASUREMENT & VERIFICATION

DATE : 15 June 2015

Greetings from EHS!

As you would all agree, the entire effort towards Green Building Regulations is to initiate a robust and appropriate building design, encourage genuine on-site compliance and provide the necessary guidance and tools for the operation of the building. These three pillars together are instrumental for achieving “Truly performing buildings”. While a good regulation and a strong enforcement mechanism could achieve the design and construction compliance, it goes beyond regulations to achieve operational sustainability. Measurement and Verification is a very effective and economical method to get the maximum performance out of any building.

The sustainability department has been quite candid in its views on post occupancy performance of the buildings and the underlying challenges. Our experience points strongly to the fact that the market is still plagued by lack of awareness which requires accelerated and selfless efforts. We have reviewed this subject at depth and are of the firm opinion that the **role of green building specialists** is **KEY** to overcoming the barriers and achieving truly sustainable buildings.

As a stakeholder being involved from the early stages, you would have to take the leadership on this aspect and drive the point loudly and clearly to the clients besides other stakeholders. The economic and environmental advantage of truly performing buildings (O & M costs, profitability, health, productivity, emission reductions, etc.) in the short, medium and long term should be well

disseminated from day one and reinforced all through the construction. The need for a reasonable commissioning period notwithstanding the enthusiasms of the developers for a speedy handing over is indispensable. Rushed up commissioning unfortunately offers limited time to understand the performance of the systems and adjust them.

Prior to handing over, the clients should be given a thorough walk through and reminded once again of the great relevance of O & M for achieving the true intent. Part of the handing over should include information on responsible behavior patterns, enhanced commissioning etc. through a customized workshop

We would like to reiterate that developing the said infrastructure for M & V should be a part of your deliverable and you should give serious thoughts to it while doing the integrated design and BCC submission. The strategy should explore the circumstances surrounding the project such as

- Ownership (single owner / multi owners)
- Direct apparatus to monitor the consumption
- Availability of FM team
- Availability of Owner's association
- Availability of automatic metering / BMS
- Practicality of a particular option
- Alternative mechanisms for M & V
- Time frame for full occupancy

We are of the opinion that Lack of awareness is the greatest barrier in the market. A well thought out strategy from your end right at the beginning of the project based on the above points would add significant value and make M & V less cumbersome and more appealing to the clients. From the client's perspective, an activity that costs money would be met with more resistance and it is in this particular area that you as specialists have a crucial role in dispelling wrong notions .

We also suggest that you provide a brief narrative on the approach to M & V as part of your green building project plan that you submit to EHS during NOC-BP phase. This narrative can serve as the essence of the outcome of your discussions with the developers and their in-house team on the subject.

While EHS would strive to put in place necessary support tools, we would request your full involvement and commitment in making M & V a reality. EHS is also open to discussing any other methodology that you may consider appropriate for the success of M & V in this jurisdiction

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 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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