



STEEL HOUSE FZE



	38	69
Sustainable Sites	11	14
Water Efficiency	4	5
Energy & Atmosphere	7	17
Materials & Resources	3	13
Indoor Environmental	9	15
Innovation & Design	4	5
	<input type="checkbox"/> Points Achieved	<input type="checkbox"/> Points Available
LEED POINT ACHIEVEMENT		

FAST FACTS

LEED Certification: Silver, New Construction (NC) V2.2
Square Feet: 3,659 sq ft Office Building
Neighborhood: Jebel Ali Free Zone, Dubai, UAE
Construction Cost: \$44 / square foot
Completed:
Date of Certification: February 12, 2012

BENEFITS

- 24.3% Energy Cost Savings
- 34.7% Savings on Potable Water Use
- 50.5% Regional Materials Use

PROJECT BACKGROUND

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Makhtoum, Vice-President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective on January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that "STEEL PLATE & SECTIONS GULF FZE" has been awarded with **Prestigious LEED Silver Certification** established by the U.S.Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the ninth (9th) project in the UAE to achieve the LEED NC 2.2 Silver Certification.





PROJECT PROFILE

STEEL HOUSE FZE, JAFZA, Dubai, UAE

THE NEW BUILDING

The project which achieved "Silver LEED Certification" is a Warehouse & Administration Block on Plot No.S40405A located in Jebel Ali Free Zone, Dubai U.A.E. The building comprises of Warehouse & Administration Block with a total Built up area of 3659.80 Square feet.

Steel House FZE's new facility in JAFZA, Dubai, United Arab Emirates is a state-of-the-art **Warehouse & Office is empowered by innovation and uncompromising standards and will continuously seek new and improved ways of serving their customers in the Middle East Region.**

INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy indoor environment, Steel Plate FZE incorporated the following:

- During construction and before occupancy, an indoor air quality management system was developed and followed
- Use of low VOC paints and coatings
- Provided direct line of daylight for 100% of all regularly occupied areas
- Specify thermal comfort criteria that meet ASHRAE Std. 55-2004

ENERGY EFFICIENCY AND RENEWABLE ENERGY

MESCD Sustainability Consultant for Steel House FZE, has created an energy model to evaluate the effectiveness of the building's energy conservation measures.

The following are the Energy Conservation Measures incorporated in the project:

- High efficiency HVAC system
- High-performance building envelope
- High-performance glazing
- Lower exterior and interior lighting power density

OTHER GREEN FEATURES INCLUDE

- Provided storage area for bicycles
- Provided shower and changing areas
- Provided preferred parking for low-emitting and fuel efficient vehicles
- Provided vehicle access to support car and vanpooling
- 100% of non-roof hardscape paved with high-albedo materials
- 100% of spaces with access to daylight
- Installed low flow water features for toilets, urinals, faucets and showers which are standard practice in this water constrained region

LESSONS LEARNED

- Early involvement with the project team is necessary to secure the certification
- Identify strategies early and set green building goals
- Be sure to gain expert assistance in energy analysis

THE TEAM

Owner: Steel House FZE

Design Consultant: SEMAC Consultants

Contractor: Harsha Contracting

Green Building Consultant: Middle East Centre for Sustainable Development (**MECSD**), Dubai, UAE

Chief Technical Officer: Mr. Thom Bohlen, Architect, LEED AP

LEED AP: Melanie Bacho & Sheila Mateo

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: Steel Plate FZE & MECSD