

Trakhees-EHS Issues Green Building Regulations for Warehouse Developments

Trakhees-EHS (Environment, Health and Safety), the regulatory arm of PCFC (Ports, Customs and Free Zone Corporation) is pleased to announce the roll out of its Green Building Regulation for Warehouse and Industrial Developments. The Regulation tailor made for these developments was formed by taking the consensus and views of the stakeholder community.

This Regulation becomes effective with immediate effect and is applicable to all new projects. This however will not impact the existing projects that have already been subject to Green building review under the current regulations.

Trakhees Jurisdiction comprises substantial warehouse developments fuelled by the activities of highly successful free zones. These developments are distinctive in terms of design, construction and operation and do not share the same philosophy with other commercial buildings. Taking into deliberation the unique challenges posed by these developments, EHS explored the possibility of a separate sustainability framework with several stakeholders. The discussions encompassed areas such as Prescriptive criteria, regional alignment, the role of specialists etc

Intensive introspection pointed towards the need to treat warehouse and associated developments independent of commercial spaces and make the process simpler, smarter, faster and easier for the stakeholders while at the same time attempting to reduce the environmental impact from such developments. The suggestions that emerged suggested that the proposed Regulation should:

- Be simple in structure but strong in content
- Be practical, easy to comprehend and adopt in the project
- Focus more on prescriptive criteria that would work well for these developments.
- Lay greater thrust on issues that matter to the local environment such as water and power.
- Go beyond design and construction to include operation & maintenance.
- Should have an inclusive approach that would foster healthy involvement of contractors, consultants and owners
- Create user-friendly regulatory submission requirements and procedures.

The deliberations led to the establishment of prescriptive regulation based on specific criteria that are applicable to such developments. Alongside, a set of definite strategies and stage wise submission needs were outlined to help the stakeholders fulfill and comply with those requirements.

One of the significant features of this regulation is the fact that most part of can be administered by experienced Architectural/ Engineering Consultants barring some specific areas pertaining to Energy Modeling and Analysis. However seeking the services of specialist Green building consultant is voluntary and is purely left to the decision of stakeholders depending on their understanding of the regulation, experience with those requirements and limitation of their resources.

The Regulations come packaged with a set of high quality documents which can be summarized as under:

Regulations

EHS GB-6.0 Green Building Regulations for Warehouse Development

Procedures

EHS-GBP-11 Client Procedure for Green Building Submissions during EHS- NOC Building Permit (NOC-BP) – Warehouse Development

EHS-GBP-12 Client Procedure for Green Building Submissions during EHS- NOC Building Completion (NOC-BCC) – Warehouse Development

Forms

GBF-11a Green Building Compliance statement (NOC-BP) for Warehouse Development

GBF-11b Envelope Commitment Sheet for Warehouse Development
Green Building Compliance statement (NOC-BCC) for Warehouse Development

GBF-12b Envelope Compliance sheet

GBF-12c Energy Statement Sheet

The documents can be downloaded from the “Green Building” section of our portal www.ehss.ae

EHS Green Building regulations for “New Constructions” have been in vogue since January 1, 2008 and were in line with H.H. Sheikh Mohammed bin Rashid Al Maktoum Vice-President and Prime Minister of UAE and Ruler of Dubai, directive of Green Dubai 2008. These regulations which were in accordance with LEED guidelines required all new constructions effective January 1, 2008 to comply with Trakhees-EHS mandatory points to obtain EHS NOC within the jurisdiction.

While the EHS regulations reflected the need of the region, there was a firm commitment by all the stakeholders to review them in the light of the best practices, ease of applicability, their experiences etc and bring in amendments as and when felt essential. An assessment and revision to mandatory points, alignment to LEED v3, area based criteria for warehouses, prescriptive compliance path for few developments, new regulations for Villas & Low Rise residential Developments that EHS initiated bears testimony to the fact that those commitments were indeed exercised and fulfilled.

This new regulation focusing on warehouses and industrial developments is once again a testament to this approach which EHS believes is the healthy way to move forward and make meaningful contribution to the stakeholders including the environment.

Note:

This new regulation would replace the existing Regulation GB-6 “EHS Green Building regulations for Warehouses – Decision Table”. While the new regulation has been set as minimum requirements, it does not limit any stakeholder from aspiring to achieve higher levels of sustainability than set forth in the criteria.

Further, clients willing to pursue LEED certification for their facilities can continue to do so following the applicable regulations and procedures. This new initiative will not deter / influence the right of the client to pursue certification from GBCI.

EHS-Trakhees is committed to providing quality technical services to our business units and clients in protecting the environment, human health and safety and as always, we look forward to your cooperation, support and contribution.