

ENVIRONMENT, HEALTH AND SAFETY

SUSTAINABILITY DEPARTMENT

CIRCULAR: EHS/GB//03/15

TO : All EHS Prequalified Green Building Consultants / specialists and relevant Stakeholders

SUBJECT : Quality of Green Building Submissions

DATE : 13 May 2015

Greetings from Sustainability department!

As you are well aware, the sustainability department has since its inception been striving to promote the principles of green buildings in a genuine and meaningful manner so that it makes practical sense to the clients, developers and end users. In this pursuit it prequalified green building specialists to provide the much required technical advice to the team in complying with the regulation and to demonstrate those compliances in a professional, clear and consistent manner to the authorities. Needless to mention that the prequalified specialists are also required to administer the green building needs of the project well into the construction and completion phases as well, as clearly enumerated in our Guidelines.

We are however disturbed to see that on some occasions the above aspirations are not being met. The issue starts with the preparation and compilation of your green building submissions. We have noted several slip-ups and omissions in the submissions few of which are enumerated below

- Copy / Paste errors. This is quite a prominent error and is apparent when we find the names, references as well as calculations of some other project being copied and pasted into the submission in question. These send wrong signals.
- Inconsistencies within the submissions. The whole submission should speak the same language. However we have noted that different sections such as LEED summary sheet, calculation folders, the GBPP report, GB forms etc. are conflicting in terms of the information provided. This brings confusion as to which one is right.

- c. Improper filling of the green building forms. The forms are being provided to serve as a checklist of several requirements. The intent behind these forms are often ignored which renders the submissions less effective
- d. Non availability of relevant documentation. We have often noted the absence of supporting documents which are required to demonstrate the compliance. This makes the submission incomplete.
- e. Calculation errors. This manifests itself in several areas few of which are enumerated below
 - a. Energy Modeling
 - b. Water calculations
 - c. Fresh air
 - d. Parking spaces

We would like to specifically emphasize the difficulties the stakeholders are subject to on account of the above and the cascading effects these have on the overall regulatory process and timeframe besides throwing additional unwarranted burden on the regulatory body's resources. Given the enormous role entrusted upon you by virtue of your prequalification, it is suffice to mention that mistakes such as those listed above are neither fair to the stakeholders appointing you nor to your own self.

We urge you to exercise caution in the preparations of Green Building submissions (both design and construction) so that they stand out as customized unique submissions that clearly reflect the genuine works done by the team. A conscious effort to have the entire submission peer reviewed by you team would go a long way in eliminating the errors stated above

We would like to close by reiterating that EHS prequalified Green Building specialists have played a phenomenal role in transforming the mindset and enhancing the maturity in the jurisdiction. The achievements stand testimony to the claims. It is our hope and desire that this phenomenon continues to grow in a solid manner to reach much higher levels of excellence.

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

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