

# BMA International FZE Warehouse & Office

Plot No. MO 0792, Jebel Ali Free Zone, Dubai, UAE



## LEED® for New Construction v3.0

**Total\*\* 84/110**

Sustainable Sites	17/26
Water Efficiency	10/10
Energy & Atmosphere	33/35
Material & Resources	06/14
Indoor Environmental Quality	08/15
Innovation in Design	06/06
Regional Priority	04/04

\*\*Certified 40+ points, Silver 50+ points,  
Gold 60+ points, Platinum 80+ points

### FAST FACTS

**LEED Certification:** LEED NCv3.0 PLATINUM Certified Building  
**Built Up Area:** 218,739.55 sq. ft  
**Location:** Plot No. MO 0792, Jebel Ali Free Zone, Dubai, UAE  
**Completed:** 2016  
**Date of Certification:** 04<sup>th</sup> May' 2017

### BENEFITS

- 100% Reduction in Total Irrigation Water Consumption with the use of TSE (Treated Sewage Effluent) generated on site by Sewage Treatment Plant (STP).
- More than 81% Reduction in Annual water usage through efficient water fixtures and use of TSE for Urinal & WC flushing.
- More than 71% Reduction in Annual Energy Costs.
- More than 56% of Building Energy usage met by on-site renewable energy systems (Solar PV's & Solar Hot Water Systems).
- Use of CFC free refrigerants in HVAC systems.
- More than 41% of Total materials used with recycled content.
- More than 41% of Total materials used are harvested/manufactured locally.
- Use of albedo materials for roofing, pavements, car parking shade to reduce heat island effect.
- Use of eco-friendly materials for construction.
- Improved indoor environmental quality and thermal comfort with the use of high efficiency mechanical systems.

### PROJECT BACKGROUND

The project is a Warehouse & Office building for BMA International FZE located in Jebel Ali Free Zone, Dubai, UAE.

The project has been designed, developed and will be operated as per local regulatory Environment, Health & Safety Division (EHS) guidelines and United States Green Building Council (USGBC)-Leadership in Energy & Environmental Design (LEED) Green Building requirements for New Construction LEED NCv3.0



## **BMA International FZE**

## **Warehouse & Office**

## **Plot No. MO 0792, Jebel Ali Free Zone, Dubai, UAE**

### **BUILDING**

The project is known as BMA International FZE-Warehouse & Office and is located at Plot No. MO 0792, Jebel Ali Free Zone, Dubai, UAE., that is regulated by Trakhees of Ports & Custom Free Zone Corporation (PCFC) of Dubai Government, and as a part of the local regulatory building engineering design and permitting process, it is lawfully required to adhere to the Trakhees's-Environmental Health and Safety (EHS) Division's Green Building Regulations.

### **SUSTAINABLE SITES**

- Provided access to public transportation
- Encourages building occupants to practice car and van pooling
- Provided 100% non-roofing materials meet the SRI requirements.
- Provided 100% roofing materials meet the SRI requirements

### **ENERGY AND ATMOSPHERE**

- High-efficiency HVAC equipment
- Efficient lighting controls & systems
- High-performance building envelope and insulation
- On Site Solar PV's & Solar Hot Water Systems

### **OTHERS GREEN FEATURES INCLUDE**

- The Project installed low flow features for toilets, faucets and showers which are standard practice in this water constrained region.
- The Project has achieved the breathing zone outdoor air ventilation rates to all occupied spaces as per the minimum rates required by ASHRAE 62.1-2007.
- The Project uses low emitting materials for construction

### **LESSONS LEARNED**

- Incorporate green building requirements early on design stage
- Involvement of all the stakeholders in green building requirements to secure the certification
- Be sure to gain expert assistance in energy analysis

### **THE TEAM**

**Owner:** BMA International FZE

**Design Consultant:** Orbit Engineering Consultants

**Contractor:** City Diamond Contracting LLC

**Green Building Consultant:** GlobalTech Safety & Environmental Consultancy

**LEED AP:** Abhay Ambere, Vishal Nair, Prashant Waghmare & Anita Seira Mathews


**Commissioning Authority:** GlobalTech Safety & Environmental Consultancy


**Photograph Courtesy of:** BMA International FZE



## BMA International FZE

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 **71%** reduction in annual energy costs

 **81%** reduction in annual water use

## LEED® Facts

BMA International FZE  
Warehouse & Office  
Plot No. MO 0792, Jebel Ali Free Zone,  
Dubai, UAE

**PLATINUM 84\***

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\*Out of a possible 110 points

