

Administrative Resolution No. (154) of 2020

Concerning the Bylaw on the Dubai Green Building System "Al Sa'fat" ¹

The Director General of the Dubai Municipality,

After perusal of:

The powers legally vested in him under the Order of 1961 Establishing the Dubai Municipality;
Local Order No. (3) of 1999 Regulating Construction Works in the Emirate of Dubai and its amendments;

Executive Council Resolution No. (32) of 2018 Approving the Organisational Structure of the Dubai Municipality;

Administrative Resolution No. (125) of 2001 Approving the Bylaw Concerning Building Requirements and Specifications and its amendments;

Administrative Resolution No. (344) of 2011 Approving the Bylaw Concerning Green Building Requirements and Specifications in the Emirate of Dubai; and

Administrative Resolution No. (259) of 2017 Approving the Green Building Rating System "Al Sa'fat",

Does hereby issue this Resolution.

Definitions

Article (1)

The following words and expressions, wherever mentioned in this Resolution, will have the meaning indicated opposite each of them unless the context implies otherwise:

Emirate: The Emirate of Dubai.

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¹Every effort has been made to produce an accurate and complete English version of this legislation. However, for the purpose of its interpretation and application, reference must be made to the original Arabic text. In case of conflict, the Arabic text will prevail.

DM:	The Dubai Municipality.
Director General:	The director general of the DM.
Bylaw:	The Bylaw on the Dubai Green Building System "Al Sa'fat" approved pursuant to this Resolution.
Department:	The Building Permit Department at the Engineering and Planning Sector of the DM.
Building:	This includes any Private Villa, Investment Villa, traditional Arab house, Residential Building, Commercial Building, Public Building, Industrial Building, or mixed-use building; or any other building to which the Bylaw applies.
Private Villa:	A detached or semi-detached Building that is entirely designated for a single family to live in; that has a ground-floor entrance and independent car park spaces; and that is surrounded by separate outdoor spaces.
Investment Villa:	A complex of detached, attached, or semi-detached Private Villas that may have common outdoor spaces and recreational facilities. The ownership of these villas may be divided only if each of them has its own legally required Setback.
Industrial Building:	A Building that is used directly for manufacturing or processing products, for technical production projects, or for storage. This includes workshops, factories, and warehouses.
Sa'fa:	A rating symbol granted under a certificate issued by the Department to the Owner of a Building that meets the relevant standards, conditions, and requirements. This includes a silver, gold, or platinum Sa'fa.

**Approval of the Bylaw
Article (2)**

- a. Pursuant to this Resolution, the Bylaw on the Dubai Green Building System "Al Sa'fat" attached to this Resolution, inclusive of all mandatory and optional standards, conditions, and requirements set forth therein, is approved.

- b. In designing and constructing Buildings in the Emirate, and obtaining the relevant permits and approvals, all public and private entities in the Emirate must comply with the standards, conditions, and requirements prescribed by the Bylaw.

Scope of Application **Article (3)**

- a. This Resolution applies to:
 - 1. any Building whose Construction is permitted after the effective date of this Resolution, and any permitted additions or modifications to that Building;
 - 2. any additions or modifications permitted after the effective date of this Resolution in respect of a Building whose Construction is permitted prior to the effective date of this Resolution;
 - 3. any parts of a Building whose Construction is permitted pursuant to the above-mentioned Administrative Resolution No. (344) of 2011 where any additions or modifications that may compromise energy efficiency in these parts, or adversely affect the integrity and safety of the Building, are applied for after the effective date of this Resolution, even if the additions or modifications are not requested in respect of these parts;
- b. Notwithstanding the provisions of paragraph (a) of this Article, an Owner of a Building whose Construction is permitted pursuant to the provisions of the above-mentioned Administrative Resolution No. (344) of 2011 may apply to the Department for issuing the appropriate Safa certificate for the Building. In that case, the Department will, after evaluating the Building, issue the requested certificate in accordance with the standards, conditions, and requirements stipulated in the Bylaw.
- c. The provisions of this Resolution do not apply to the temporary buildings to be demolished within no later than two (2) years from the date of their Construction.

Objectives of this Resolution **Article (4)**

This Resolution aims to:

- 1. enhance the quality of Buildings in the Emirate; increase the efficiency of energy and water consumption and use of materials in existing or future Buildings; and enhance the integrity and safety of Buildings and the health and safety of their residents;

2. support the strategic plans of the Emirate relating to Construction regulations with a view to ensuring high quality and environment-friendly Buildings in order to achieve the happiness and welfare of users and occupants of these Buildings and to make Dubai a happy and sustainable city;
3. improve the efficiency of infrastructure in the Emirate with a view to meeting future development requirements; and
4. reduce the negative impact of Buildings on the health of people and on the environment throughout the Building life cycle, which comprises selecting the most appropriate Construction sites; designing, constructing, operating, and regularly maintaining Buildings; and demolishing Buildings and recycling their materials.

Sa'fat Classification

Article (5)

- a. The Sa'fat classification under this Resolution is as follows:
 1. Silver Sa'fa: Satisfaction of the standards, conditions, and requirements of this Sa'fa is mandatory for all Buildings in the Emirate.
 2. Gold Sa'fa: Satisfaction of the standards, conditions, and requirements of this Sa'fa is optional for all Buildings in the Emirate.
 3. Platinum Sa'fa: Satisfaction of the standards, conditions, and requirements of this Sa'fa is optional for all Buildings in the Emirate.
- b. Notwithstanding the provisions of sub-paragraph (a)(1) of this Article, the satisfaction of certain standards, conditions, and requirements of the Silver Sa'fa may be optional for Private Villas, Investment Villas, and Industrial Buildings, as stipulated in the Bylaw, unless an application for a higher category Sa'fa is submitted. Where a higher category Sa'fa is applied for, all standards, conditions, and requirements of that Sa'fa and all standards, conditions, and requirements of the lower category Sa'fa, including any optional standards, conditions, and requirements of the Silver Sa'fa, must be satisfied.

Issuing Sa'fa Certificates
Article (6)

The Department will issue a Building with the appropriate Sa'fa certificate after verifying compliance with the standards, conditions, and requirements stipulated in the Bylaw.

**Exemption from Compliance with Certain
Standards, Conditions, and Requirements**
Article (7)

Upon a request submitted by the Owner of a Building, the Director General or his authorised representative may exempt the Building from certain standards, conditions, or requirements stipulated in the Bylaw for the relevant Sa'fa certificate required for the Building and may replace them with other requirements. This applies only to the following types of Buildings:

1. special purpose Buildings to which the application of certain standards, conditions, or requirements stipulated in the Bylaw is infeasible or may adversely affect the Buildings;
2. the Heritage Buildings which are specified by the Architectural Heritage and Antiquities Department at the Support Services Sector of the DM, and to which the application of certain standards, conditions, and requirements stipulated in the Bylaw is infeasible; and
3. the Buildings designed to allow the use of new technologies that contribute to producing, or reducing the consumption of, energy and water or to achieving more benefits than those expected from applying the standards, conditions, and requirements prescribed by the Bylaw.

Upgrading Sa'fa Certificates
Article (8)

The Owner of a Building may apply to the Department for upgrading the Sa'fa certificate of his Building where the requirements for a higher category Sa'fa are met. This upgrade will be made in accordance with the relevant procedures approved by the DM.

Validity of Sa'fa Certificates
Article (9)

- a. The validity of a Sa'fa certificate will be as follows:

1. A Silver Sa'fa Certificate will be valid for an indefinite period for Private Villas and Industrial Buildings. However, this certificate will be valid for fifteen (15) years from the date of issuance for other types of Buildings, including Investment Villas.
 2. Gold and Platinum Sa'fa Certificates will be valid for five (5) years from the date of issuance for all types of Buildings.
- b. Upon expiry of a Sa'fa certificate, it will be renewed for the same period stipulated in paragraph (a) of this Article, provided that the standards, conditions, and requirements prescribed for issuing that certificate are satisfied.

Additional Standards, Conditions, and Requirements Article (10)

The provisions of the Bylaw apply without prejudice to the application of any other standards, conditions, and requirements prescribed by any Government Entity in the Emirate in respect of the Buildings and works to which this Resolution applies. In the event of conflict between such other standards, conditions, and requirements and those prescribed by the Bylaw, the standards, conditions, and requirements that achieve higher efficiency of energy and water consumption and better energy and water savings, and promote the integrity and safety of Buildings and the health and safety of their residents, will apply.

Issuing Implementing Instructions Article (11)

The director of the Department will issue the instructions required for the implementation of the provisions of this Resolution, including those related to:

1. highlighting the positive aspects and benefits of the Bylaw and its role in protecting the environment; and urging Owners, consultants, and contractors to apply the standards, conditions, and requirements stipulated therein to Construction projects;
2. the method of evaluation of Buildings for the purpose of issuing appropriate Sa'fa certificates; and
3. the manuals required for the implementation of the provisions of this Resolution.

Repeals
Article (12)

The above-mentioned Administrative Resolution No. (344) of 2011 and Administrative Resolution No. (259) of 2017 are hereby repealed. Any provision in any other administrative resolution will also be repealed to the extent that it contradicts the provisions of this Resolution.

Publication and Commencement
Article (13)

This Resolution will be published in the Official Gazette and will come into force sixty (60) days after the date of its publication.

Dawood Abdul Rahman Al Hajiri
Director General
Dubai Municipality

Issued in Dubai on 9 August 2020
Corresponding to 19 Thu al-Hijjah 1441 A.H.