

**Decree No. (45) of 2021**  
**Concerning the Dubai Building Code<sup>1</sup>**

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**We, Mohammed bin Rashid Al Maktoum, Ruler of Dubai,**

After perusal of:

Law No. (32) of 2015 Concerning the Official Gazette of the Government of Dubai;

Law No. (5) of 2021 Concerning the Dubai International Financial Centre;

Decree No. (22) of 2009 Concerning Special Development Zones in the Emirate of Dubai;

Decree No. (30) of 2017 Extending the Application of the Dubai Development Authority Planning and Construction Legislation to Certain Land Plots in the Emirate of Dubai;

The Order of 1961 Establishing the Dubai Municipality;

Regulation No. (10) of 2006 Concerning Applications for Exemption from Compliance with Planning and Construction Regulations in the Emirate of Dubai;

Regulation No. (3) of 2007 Concerning Applications to Modify the Permitted Use of Land and Buildings in the Emirate of Dubai;

Local Order No. (89) of 1994 Regulating the Engineering Consultancy Profession in the Emirate of Dubai and its amendments;

Local Order No. (2) of 1999 Concerning Classification and Regulation of Use of Land in the Emirate of Dubai;

Local Order No. (3) of 1999 Regulating Construction Works in the Emirate of Dubai and its amendments;

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

The Legislation establishing and regulating free zones in the Emirate of Dubai,

**Do hereby issue this Decree.**

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<sup>1</sup>Every 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.

## **Definitions**

### **Article (1)**

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

Emirate: The Emirate of Dubai.

DM: The Dubai Municipality.

Director General: The director general of the DM.

Competent Entity: Any Government Entity responsible, under the Legislation in force, for licensing Construction Works in any area within the Emirate.

DBC: A set of bylaws and standards containing the minimum requirements for designing buildings, which must be met to ensure public health and safety for the users of these buildings, or the persons affected by them, with a view to enhancing their sustainability.

## **Approval of the DBC**

### **Article (2)**

- a. The Emirate will have a standard Building code entitled "Dubai Building Code".
- b. The Director General will approve the DBC pursuant to a resolution he issues in this respect. The DBC will be published on the websites of the DM and the Competent Entities within thirty (30) days from the date on which this Decree is published in the Official Gazette.

## **Scope of Application**

### **Article (3)**

The DBC will apply to the Building designs in respect of which permits are issued after the effective date of this Decree throughout the Emirate, including in Special Development Zones and free zones, such as the Dubai International Financial Centre.

## **Compliance with the DBC**

### **Article (4)**

In designing Construction Works in the Emirate, all public and private entities, and individuals, must comply with the DBC published on the websites of the DM and the Competent Entities.

## **Legal Effect of Publication in the Official Gazette**

### **Article (5)**

The DBC approved hereunder and published on the websites of the DM and the Competent Entities will come into force and will be deemed proclaimed to, and binding on, all persons as of the effective date of this Decree. The DBC will have the binding force of the Legislation published in the Official Gazette of the Government of Dubai pursuant to the above-mentioned Law No. (32) of 2015.

## **Updating and Following up Implementation of the DBC**

### **Article (6)**

- a. The DM and the Competent Entities will take the necessary action to implement the DBC.
- b. The DM will, in coordination with the Competent Entities and other concerned entities, conduct periodic review of the DBC. The Director General will approve any amendments to the DBC, and these amendments must be published on the websites of the DM and the Competent Entities.

## **Issuing Implementing Resolutions**

### **Article (7)**

The Director General will issue the resolutions required for the implementation of the provisions of this Decree.

## **Repeals**

### **Article (8)**

- a. Any provision in any other Legislation is hereby repealed to the extent that it contradicts the provisions of this Decree.
- b. Any standards, specifications, conditions, and requirements prescribed by any other regulations, bylaws, or resolutions are hereby repealed to the extent that they contradict the provisions of the DBC.

## **Publication and Commencement**

### **Article (9)**

This Decree will be published in the Official Gazette and will come into force thirty (30) days after the day on which it is published.

**Mohammed bin Rashid Al Maktoum**  
**Ruler of Dubai**

Issued in Dubai on 18 November 2021  
Corresponding to 13 Rabi al-Thani 1443 A.H.