

GLOBAL PIPING MATERIALS FZCO



LEED for New Construction v2.2

GOLD - 39/69

Sustainable Sites	9	14
Water Efficiency	4	5
Energy & Atmosphere	6	17
Materials & Resources	6	13
Indoor Environmental Quality	9	15
Innovation & Design	5	5

Points Achieved Points Available

FAST FACTS

LEED Certification: GOLD, New Construction (NC) V2.2
Built-up Area: 25,402 sq. ft. / Office & Warehouse
Neighborhood: JAFZA, Dubai, UAE
Completed: 2013
Date of Certification: 08 April 2014

BENEFITS

- **17.9%** Savings on Annual Energy Use
- **46.9 %** Savings on Annual Potable Water Use
- More than **35%** of total materials used are having recycled content
- **50%** of total materials used are harvested/manufactured regionally
- Diverted **82%** of onsite construction waste from landfill



PROJECT BACKGROUND

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Makhtoum, Vice-President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective on January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that **GLOBAL PIPING MATERIALS FZCO** has been awarded with **Prestigious LEED GOLD Rating Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI).



PROJECT PROFILE

GLOBAL PIPING MATERIALS FZCO JAFZA, Dubai U.A.E.

THE BUILDING

This new state-of-the-art Warehouse & Office facility of **Global Piping Material** having a plot area of about 118,055 ft² is located at the Industrial Area of JAFZA, Dubai. The plot is constructed in adjacent warehouse facilities and offices. The building has a Ground and Mezzanine Office with a built-up area of 4,762 ft² and a Warehouse facility with a built-up area of 20,640 ft².

The new office & warehouse is designed to be an **environmentally friendly logistics centre** that deals with Pipe fittings, Flanges, Gaskets, Stud Bolts & related materials. The Global Piping Materials Team empowered by innovation and uncompromising standards aims to continuously seek new and improved ways of serving the customers of Dubai and the Middle East Region.

SUSTAINABLE SITES AND TRANSPORTATION

- Provided preferred parking for low-emitting and fuel-efficient vehicles on-site
- 100% of roofing materials meet the SRI requirement
- Provided water efficient landscaping which reduces potable water consumption by 78.5%

ENERGY EFFICIENCY

- Highly insulated building envelope
- Efficient HVAC Systems
- Reduced Interior Lighting Power Density
- High efficiency heat pumps

INDOOR ENVIRONMENTAL QUALITY

- Complied with the minimum requirements of ASHRAE Std. 62.1-2004
- Installed air flow monitoring device for each mechanical ventilation to monitor the fresh air
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- Use of building finish materials with low emission of volatile organic compounds (VOC) for adhesives, sealants, paints & coatings

OTHER GREEN FEATURES INCLUDES

- Diverted 82% of on-site generated construction waste from landfill
- Earned exemplary performance in water use reduction
- Provided appropriately sized dedicated areas for the collection and storage of recycling materials

LESSONS LEARNED

- Early decision and implementation of the LEED process is required to reduce difficulties and paves the way for a successful sustainable project.
- Proper documentation and delegation of work is needed.
- Teamwork and dedication certainly paved the way for it to achieve certification.

THE TEAM

Owner: **Global Piping Material FZCO**

Design Consultant: **Architectural Corner**

Contractor: **Techno Steel Construction Co.**

Green Building Consultant: **Middle East Centre for Sustainable Development (MECSD) Dubai, UAE**

Chief Technical Officer: **Thom Bohlen NCARB, LEED AP BD + C**

LEED AP: **Mr. Loveleen Raval , Ms .Charity Pena & Mr. Nowfal Kunju Muhammed**

Commissioning Authority: **Pacific Control Systems LLC**

Photograph Courtesy of: **Global Piping Materials & MECSD**

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