

Walls & Floors Middle East FZCO



	42	69
Sustainable Sites	11	14
Water Efficiency	5	5
Energy & Atmosphere	9	17
Materials & Resources	3	13
Indoor Environmental	9	15
Innovation & Design	5	5

☐ Points Achieved ☐ Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

LEED Certification: Gold, New Construction (NC) V2.2

Square Feet: 48,793 sqft / Office & Warehouse

Neighborhood: Jebel Ali Free Zone, Dubai, UAE

Construction Cost: \$ 52.7 / square foot

Completed: October 2009

Date of Certification: December 19, 2009

BENEFITS

- 26% Less Energy Use
- 43% Less Water Use
- 100% of Spaces Design to Tobacco-free

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 Maktoum, 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.

We are proud to inform that "Walls & Floors Middle East FZCO" has been awarded with **Prestigious LEED Gold Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the first project in the UAE to achieve the LEED NC 2.2 Gold Certification.





PROJECT PROFILE

WALLS & FLOORS ME FZCO, JAFZA, Dubai, UAE

THE NEW BUILDING

Walls & Floors ME FZCO is a new corporate head office developed to expand the existing facility in the Jebel Ali Free Zone. The new facility was required due to growth in the Walls and Floors ME business over the last few years. The total area of the new building is 4,533 m².

Walls and Floors have paved the way for a "one stop shop" of wall and floor coverings for Middle East. Its wide array of products continuously provides options that excite and fulfill the aesthetic needs of the design community.

INDOOR ENVIRONMENTAL QUALITY

To provide a comfortable and healthy indoor environment, Walls and Floors ME FZCO introduces filtered, conditioned, outside air at rates at least 30% greater than those recommended by applicable standards. The MERV 13 filtration is able to remove 89 to 90% of dust particles and has been selected for use in buildings. Dust and other contaminants are also kept out by floor mats at all entrances. To improve occupant comfort, all rooms have automatic set-up control devices and individual temperature controls. Verification of occupant comfort will be done by regularly surveying occupants using the built-in polling stations at each location.

LOW-EMITTING MATERIALS

Walls and Floors FZCO ME uses low-volatile organic compound (VOC) interior paint for all projects. This latex paint has virtually none of the toxic chemical off-gassing common in paints. The Walls and Floors FZCO ME project tracked the VOC content of all adhesives and sealants and used kept VOCs well below reference standards. Carpeting was also selected to meet the off-gassing requirements of the Carpet and Rug Institute's Green Label Plus testing criteria. M/s Walls and Floors FZCO ME used low-emitting materials to further improve indoor air quality.

GREEN CLEANING

The Walls and Floors ME green cleaning program includes using Green Seal certified products and equipment where appropriate, as well as proper training in their use. Microfiber mops and cleaning cloths are reusable and more effective at removing dust than their disposable counterparts.

OTHERS GREEN FEATURES INCLUDE

Considerable cost savings on operating expenses and healthier work environments for employees, high building insulation including walls, floors and glazing, reflective roofing and interlock driveways to reduce heat island effect and save on cooling costs, and water management resources reducing water usage by 43% annually.

LESSONS LEARNED

The Designer, the Contractors, and the Sub-contractors, as well as the Owners must be aware the benefits of Green Building for the continuous operation and efficiency of the facilities. In implementing Green Regulations they should also consider the economic, social and environmental benefits as well as the comfort and health of the occupants not on the additional cost for implementing this regulation. Because the complaints are always focused to the upfront cost of implementing the green building regulations.

THE TEAM

Owner: Walls & Floors ME FZCO

Design Consultant: Orion Engineering

Contractor: Comfort House Contracting

Green Building Consultant: Middle East Centre for Sustainable Development, Dubai, UAE

LEED AP: Krishnaji Pawar & Sheila Mateo

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: Walls & Floors ME FZCO