

## IN SHORT

- Size of the facility = 900 M<sup>2</sup> over two levels
- Number of occupants/users = 40
- Date of completion = Jan 2009
- Green building consultant: EN3
- Reduction in water bills = New building
- Implementation cost = 15% higher than a conventional design
- Expected payback period = Maximum 5 years
- Interior Design & Fit-Out Contractor: Summertown Interiors

annual total water consumption of 116,100 gallons. By installing water-efficient fixtures, our total annual water consumption is estimated to be 78,750 gallons." The figures were based on 300 working days and an average occupancy attendance of 30 users. The interior design team and the project team worked with the LEED consultant to install water efficient fixtures in the new premises.

The types of water-efficient fixtures and their respective water consumption figures are as follows:

1. Sensor controlled urinals: Less than 1 litre water per flush
2. Dual flush flush-tanks: 3 or 6 litres per flush
3. Low flow wash-basin bathroom mixers: Less than 2-litres/minute
4. Slow flow kitchen sink mixers: Less than 7 litres/minute

While some fixtures were procured locally, special design fixtures had to be procured from overseas. These water efficient fixtures have helped Summertown Interiors' reduce its total water consumption by more than 32 per cent.

A key benefit arising out of the installation of water efficient fixtures has been a dramatic reduction in the waste water generated. "Wastewater collection from the holding tank takes place only once every two months rather than once every month, resulting in less wastewater for the municipal treatment plants and reduced tanker collection expenses for us," said Bish.

He added that the premises comply with the 'green building' norms as laid down by Environment, Health and Safety (EHS), the regulatory arm of Trakhees-Ports, Customs & Free Zone Corporation (PCFC). EHS controls, regulates and enforces rules and regulations related to all aspects of environment, health, safety and fire



Marcos Bish

protection for Dubai World business units including JAFZA.

Bish said, "EHS' minimum requirements have been drawn from the existing LEED parameters. However, the EHS regulations do not limit any developer from achieving higher/more stringent requirements like LEED Silver or Gold Certification. Summertown's facility exceeds the basic requirements and is LEED Gold compliant."

Other steps taken by Summertown in its new headquarters to be eligible for LEED Gold certification include central building management control system, usage of LEED certified furniture and products and materials with high recycle content, reduced

energy consumption using sensor-controlled lights and energy star-rated electrical equipment, indoor CO<sup>2</sup> monitors and waste segregation for recycling purposes. The company has claimed that the use of sensor controlled lights has helped reduce building lighting energy consumption by 54.98 per cent, while ventilation has been so designed to provide nearly 30 per cent more fresh air than the minimum specified by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

Summertown has also staked its claim to being the first interior design and turnkey fit out contractor in the UAE to occupy LEED certified interiors within its industry. ■