

## **KAEC – INDUSTRIAL VALLEY TENANT INFORMATION PACKAGE FREQUENTLY ASKED QUESTIONS**

### **1. WHAT IS A DRC?**

DRC is short for Design Review Consultant. DRCs are assigned by the tenant/investor from a preapproved Economic Cities Authority (ECA) list to represent ECA in the permit review process and site inspections.

### **2. WHAT IS A CONSTRUCTION SUPERVISION CONSULTANT?**

The Construction Supervision Consultant is the entity assigned by the tenant/investor from a preapproved ECA list to represent them on-site and to conduct Inspections for Quality Control, Construction Methods, Cost Saving, etc. and to ensure that the Construction is being performed in accordance with the design.

### **3. CAN THE SAME CONSULTANT BE USED FOR DESIGN, CONSTRUCTION SUPERVISION AND DRC?**

It is not uncommon for tenants/investors to assign the same entity as a design and supervision consultancy services, however it is not acceptable to have a DRC who is also the designer or the supervision Consultant.

### **4. WHAT IS THE DIFFERENCE BETWEEN CONSTRUCTION SUPERVISION CONSULTANT AND A DRC?**

The Construction Supervision Consultant is the entity representing the tenant/investor where the DRC represents ECA.

### **5. WHO PAYS THE DRC FEES?**

The tenant/investor pays the DRC fees.

### **6. WHAT IS THE 13 POINT INSPECTION?**

The 13 Point Inspection is a tentative list of inspections required by ECA during construction and performed by the DRC on behalf of ECA.

### **7. WHAT TYPE OF ON-SITE ACTIVITIES CAN WE PERFORM DURING THE DESIGN PHASE AND BEFORE THE BUILDING PERMIT IS ISSUED?**

Subject to ECA approval, the tenant/investor may submit and obtain the following permits before the Building Permit is issued:

- a. Temporary Fence Site Prep and Mobilization Permit
- b. Foundation and Substructure Permit

### **8. WHAT IS THE ALLOWED AREA, MAX HEIGHT, SETBACKS FOR OUR PLOT?**

Please refer to the development Guidelines included under the Design Guidelines of the tenant information DVD for the various parameters for each industry type.

#### **9. WHO ISSUES THE CONSTRUCTION PERMITS?**

Construction Permits and Occupancy Permit are issued by ECA.

#### **10. CAN WE HAVE POWER DURING CONSTRUCTION?**

Power cannot be provided during the construction stage.

#### **11. HOW DO WE GET UTILITIES TO OUR PLOT?**

EEC Utilities Department are the single point of contact. Tenant/investor is required to provide utility requirements and sign the Utility Agreement.

#### **12. WHERE ARE THE UTILITY CONNECTION POINTS FOR OUR PLOT?**

Utility Connection Points coordinates are shown on the plot ID.

#### **13. CAN WE GET MORE THAN ONE GATE TO OUR PLOT?**

Getting more gates than what is shown on the plot ID requires approval and revisiting right of ways, infrastructure, utility connection points and a traffic impact study.

#### **14. FOR MULTIPLE PLOTS, ARE WE ALLOWED TO USE MULTIPLE UTILITY CONNECTION POINTS?**

Getting multiple utility connection points is subject to available capacities and requires pre-approval by EEC.

#### **15. WILL LOCAL CONTRACTORS EXPECT CONSTRUCTION DRAWINGS TO BE IN DUAL LANGUAGE - ARABIC & ENGLISH TO PERFORM THE CONSTRUCTION WORKS?**

English should be sufficient in most cases. Please check with your specific contractor.

#### **16. IS THERE A REQUIREMENT FROM ECA OR KAEC TO HAVE FULL FIREFIGHTING SYSTEMS INCLUDING SPRINKLERS INSTALLED IN OUR FACTORY?**

Please follow Civil Defense Guidelines.

#### **17. IS IT PERMITTED TO WORK WITH A DESIGN ENGINEERING COMPANY, CURRENTLY NOT ON THE LISTS ISSUED BY ECA?**

It is acceptable to employ an engineering company not from the list subject to pre-approval by ECA.

#### **18. HOW DO WE DETERMINE SETBACKS FOR OUR PLOT?**

It varies by industry – please refer to the applicable Design Guidelines for your project.