

# Memorandum



CITY OF DALLAS

Date: April 1, 2011

To: Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice Chair, Tennell Atkins, Angela Hunt, Ann Margolin, Pauline Medrano

Subject: Dallas Construction Codes

On Monday, April 4, the Housing Committee will be briefed on "Dallas Construction Codes". A copy of the briefing Material is attached for your review.

If you need further information please call Theresa O'Donnell at 214 670-4127.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez', written over a circular stamp or seal.

A.C. Gonzalez  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah Watkins, City Secretary  
Thomas Perkins, City Attorney  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Judiciary  
Ryan S. Evans, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Theresa O'Donnell, Director Sustainable Development & Construction  
Jerry Killingsworth, Director, Housing/Community Services  
Helena Stevens-Thompson, Assistant to the City Manager

# DALLAS CONSTRUCTION CODES

Housing Committee

April 4, 2011



# Codes Enforced by Building Inspection

- Dallas enforces codes associated with development and construction
  - Dallas City Codes
    - Define the development principles adopted by Council
  - Construction Codes
    - Ensure buildings and structures are safe
    - Maintain property values



# Codes Enforced by Building Inspection

- City codes associated with development
  - Development
  - Health
  - Green building
- Codes associated with construction
  - Commercial building and residential
  - Plumbing
  - Mechanical
  - Electrical
  - Fuel Gas
  - Irrigation
  - Energy conservation



# Schedules of Code Updates

- City codes associated with development are continuously reviewed and updated by staff
- Construction codes are:
  - Updated and published by the International Code Council every three years
  - Reviewed and recommended by the North Central Texas Council of Governments
  - Reviewed by staff and recommended to the Building Inspection Advisory, Examining and Appeals Board
  - Recommended for adoption by City Council
- Adoption of the irrigation and energy construction codes are mandated by the State of Texas

# Synopsis of Codes

- **Development**
  - Ensures proper land use of properties (zoning, landscape, tree protection, historical and conservation districts, etc.)
- **Health**
  - Ensures safety of food in places that prepare and serve foodstuff
- **Green building**
  - Requires all new buildings to meet "green" standards and focuses on energy efficiency, water conservation and reduction of the heat island effect through cool roofs

# Synopsis of Codes

- Commercial building and residential
  - Ensures that buildings and homes are structurally sound, have the correct number of exits and the occupancy load meets safety requirements
- Plumbing
  - Ensures proper disposal of wastewater and prevents the contamination of the water supply
- Mechanical
  - Ensures cooling and heating equipment are properly installed and provides for proper ventilation of mechanical equipment to ensure safe air quality



# Synopsis of Codes

- **Electrical**
  - Ensures electrical components are installed safely to prevent electric shock and fires
- **Fuel Gas**
  - Ensures gas lines are properly sized and installed. Properly installed water heaters prevent explosions (as depicted in the photo) as well as carbon monoxide poisoning.
- **Irrigation**
  - Mandated by the State of Texas to ensure water conservation and to prevent contamination of the water supply due to fertilizers and other chemicals used in lawn systems





# Synopsis of Codes

- Energy Conservation
  - Mandated by Texas State Law
    - SB 5 in 2001
    - SB 12 and HB 3693 amended Senate Bill 5 in 2007
  - Two phase enforcement
    - Phase I – Commercial effective April 1, 2011
    - Phase II – Residential effective January 1, 2012
  - Residential requirements include:
    - Structure to be air tight
    - Duct pressure tested if part of duct work is outside structure
    - 50% of lamps in a residence must be energy efficient
    - Eliminates trade-off credits for high efficiency heating, cooling, or water heating equipment



# Synopsis of Codes

- Energy Conservation
  - Commercial requirements include:
    - Insulated glass on all windows
    - All heating and cooling design loads shall be determined based on new standards
    - Exterior lighting power allowances depend on use (park, residential, metropolitan, etc.)
    - Pools must have time switches with preset on and off settings and heated pools must have pool covers
    - Design to minimize incident solar radiation admitted through windows

# Energy Conservation Code History

- 2001
  - Texas SB 5 was adopted
    - Required the adoption of the energy code for residential, commercial and industrial construction
    - Prohibited local amendments from being less stringent than state requirements
    - Required buildings to be inspected by code-certified inspectors to be in compliance
- 2007
  - Texas SB 12 and HB 3693 amended Senate Bill 5
    - It increased energy conservation requirements

# Energy Conservation Code History

- June 2010
  - The State adopted building energy efficiency performance standards
    - Adopted the International Residential Code as the energy code for single family residential dwellings effective January 1, 2012
    - Adopted the International Energy Conservation Code as the energy code for all residential, commercial, and industrial construction that is not single-family residential construction effective April 1, 2011
- February 2011
  - The Building Inspection Advisory, Examining and Appeals Board recommended approval of the ordinance amending Chapter 59 of the Dallas City Code to incorporate the state mandated requirements
- March 9, 2011
  - Dallas City Council approved the ordinance to comply with State mandate

# Questions?