

Memorandum



CITY OF DALLAS

DATE September 9, 2011

TO Members of the Transportation and Environment Committee:
Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Sandy Greyson,
Delia Jasso, Vonciel Jones Hill, Pauline Medrano

SUBJECT Green Building Ordinance

On Monday, September 12, 2011, you will be briefed on the Green Building Ordinance. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Ryan S. Evans".

Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr. City Attorney
Rosa Rios, Acting City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
A.C. Gonzalez, First Assistant City Manager
Jill Jordan, P.E., Assistant City Manager
Forest Turner, Assistant City Manager
Joey Zapata, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Edward Scott, Director, Controller's Office
Frank Libro, Public Information Office
Theresa O'Donnell, Director, Sustainable Development and Construction
Rick Galceran, Director, Public Works
Helena Stevens-Thompson, Assistant to the City Manager – Council Office



Green Building Ordinance

Transportation and Environment Committee

September 12, 2011



Building Inspection
Sustainable Development and Construction Department

Background

- City Council adopted The Green Building Ordinance in April 2008
- Required all new buildings to meet "green" standards
- Established a green building program
 - Phase 1 – effective October 1, 2009, focuses on energy efficiency, water conservation and reduction of the heat island effect through cool roofs
 - Phase 2 – effective October 1, 2011, expands Phase 1 to a comprehensive green building standard for all new construction
- Long term vision
 - Dallas to be carbon neutral by 2030
 - Dallas to be the greenest city in the U.S.



Background

- Ordinance requires the City Manager to
 - Reconvene the Green Building Task Force to review progress of the green building program
 - Report to Council in FY 10/11 before implementation of Phase 2 on the progress of the green building program



Green Building Task Force

- Reconvened on November 30, 2010 to review
 - Building permit process
 - Staff levels
 - Ability to implement Phase 2, as adopted, without creating potential delays in the permit process
- Recommend, if needed, modifications to Phase 2
- Comprised of industry stakeholders that participated in the development of the ordinance or expressed an interest



Issues Considered by Task Force

- The ability of Building Inspections to implement Phase 2 of the ordinance
- Documentation required by BI for the permit application process
- The additional burden on building inspectors to validate compliance with requirements
- Advancements in building code requirements and increased state involvement in energy efficiency issues:
 - The new statewide energy code mandate
 - The International Green Construction Code currently under development



Findings

- Building Inspection staff is challenged with current staffing levels and workload
- The economic climate is not conducive to placing additional burdens on the construction industry
- The State of Texas mandated new statewide energy code requirements
- The International Code Council is developing the International Green Construction Code that works in tandem with other Construction Codes



Recommendations

- Delay implementation of Phase 2 of the current ordinance until October 1, 2012
- Adopt a modified version of Phase 1
- Only include requirements that can be verified by building permits and inspections
- Use private sector for plan review and inspections
 - Implemented third party program on September 1, 2011
- Simplify documentation and checklist requirements
- Reconvene task force on January 2012



Recommendations

- Actively monitor the development of the International Green Construction Code (IGCC)
 - Scheduled to be adopted by the International Code Council (ICC) in April 2012 (only applies to commercial projects)
 - Participate in discussions at the North Central Texas Council of Governments (NCTCOG) as a regional strategy for consideration by member municipalities
 - Recommend that Council consider the adoption of the IGCC with Dallas amendments
- Replace current LEED provisions in the Ordinance with equivalent IGCC provisions



Recommendations

- For Residential Construction
 - Include provisions of the Green Built Texas and LEED for Homes
 - Use drip irrigation design for all bedding areas
 - Meet a 20% water use reduction design strategy
- For Commercial Construction
 - Meet 20% water use reduction based on the draft of the International Green Construction Code (IGCC)
 - Develop checklists based upon the current draft of the IGCC



Recommendations

- For energy efficiency requirements for all new construction use the State mandated International Energy Conservation Code (IECC) and Chapter 11 of the International Residential Code (IRC) as the standard
 - Required by the State
 - Performs as well or better than Phase 1 requirements
 - Contractors and building inspectors across the state are being trained to utilize and enforce these code requirements
 - Future energy codes being considered by the ICC will continue to raise the bar for energy efficiency



Staff Recommendation

- Adopt a modified version of Phase 1
- Delay implementation of Phase 2 until October 2012
- Next Step
 - Council consideration on September 28, 2011



Questions/Comments

