

# Memorandum



CITY OF DALLAS

DATE October 23, 2009

TO Members of the Transportation and Environment Committee:  
Linda L. Koop (Chair), Sheffie Kadane, (Vice Chair), Jerry Allen, Tennell Atkins,  
Carolyn R. Davis, Angela Hunt, Delia Jasso, Pauling Medrano, Ron Natinsky,  
Vonciel Jones Hill

SUBJECT Draft Agenda Item #60 for the November 9, 2009 City Council Briefing

## **SUBJECT**

An ordinance amending Chapter 53, Dallas Building Code and Chapter 57, Dallas One- and Two-Family Dwelling Code; expanding the water conservation requirements for one and two-family dwellings, and the cool roof requirements for commercial buildings less than 50,000 square feet of floor area to include the installation of vegetated roofs in roofs with slopes of 2:12 or less - Financing: No cost consideration to the City.

## **BACKGROUND**

Commercial and residential buildings in the U.S. are the single largest contributor to global warming in the country; 48% of all energy consumption and greenhouse gas emissions (GHG) in the US annually are from buildings and 76% of all power plant generated electricity is used to operate buildings annually. It is projected that 1,300 to 1,900 new power plants will be needed over the next 20 years to provide power to these buildings, amounting to approximately one per week.

A strategy to reduce or eliminate the negative impact of buildings on the environment is "green" building. Green building refers to design and construction practices that address resource conservation, energy efficiency and increased building performance. Green building practices can significantly lower energy and water consumption in buildings, which result in reduced operating and maintenance costs; reduced demands on local infrastructure; increased worker productivity and occupant comfort; improved indoor environmental air quality and reduced natural resources consumption.

As a regional leader, the City of Dallas is at the forefront of addressing environmental issues. In January of 2003, the City adopted a green building program based on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, which incorporated green (sustainable) building practices into its municipal building projects beginning with the 2003 bond program. In 2008, the city adopted a citywide green building program with requirements for all new commercial and residential construction within the Dallas city limits.

Currently, the City has 1 certified level, 4 gold, 5 silver city facilities that are certified by the U.S. Green Building Council, and has 35 additional facilities registered that will become certified after completion. Since the effective date of the city's green building ordinance, on October 1<sup>st</sup>, the city has issued 21 building permits for 20 new homes and one commercial building.

The recommendations for the ordinance amendments proposed in this document were the result of meetings with the home builders to expand the options for residential water conservation strategies. The recommendation to add the vegetated roof option was omitted in the original ordinance document.

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 17, 2007, the City Council was briefed on the new green building ordinance.

On October 24, 2007, the City Council authorized the City Manager to solicit input from a wide variety of building industry representatives and building owners forming a task force to develop a green building policy, program and standards for private development in Dallas by Council Resolution No. 07-3199.

On March 5, 2008, the City Council was briefed on the recommendations from the task force concerning the new green building ordinance.

On April 9, 2008, the City Council authorized the adoption of the green building ordinance by Council Resolution No. 08-1070.

**FISCAL INFORMATION**

No cost consideration to the City.



Jill A. Jordan, P.E.  
Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
  - Mary K. Suhm, City Manager
  - Deborah Watkins, City Secretary
  - Thomas P. Perkins, Jr., City Attorney
  - Craig Kinton, City Auditor
  - Judge C. Victor Lander, Administrative Judge
  - Ryan S. Evans, First Assistant City Manager
  - A.C. Gonzalez, Assistant City Manager
  - Forest E. Turner, Assistant City Manager
  - Jill A. Jordan, P.E., Assistant City Manager
  - David Cook, Chief Financial Officer
  - Jeanne Chipperfield, Director, Financial Services
  - Edward Scott, Director, Controller's Office
  - Rick Galceran, P.E. Director, Public Works and Transportation
  - Theresa O'Donnell, Director, Sustainable Development & Construction
  - Helena Stevens-Thompson, Assistant to the City Manager – Council Office