

## **Green Building Task Force Recommendations Meeting**

The Green Building Ordinance (GBO) regulates new construction work in the city for all residential and commercial projects. It is comprised of Phase 1 and Phase 2. Phase 1, currently in force, focuses on energy efficiency, water conservation and reduction of the heat island effect through cool roofs, and Phase 2, scheduled to begin October 1, 2011, would expand Phase 1 to implement a comprehensive green building standard for all new construction.

The Dallas Green Building Task Force (GBTF) reconvened on November 30, 2010. Their task was to review the status and implementation of Phase 1 of the GBO and make recommendation to the Dallas City Council regarding the implementation of Phase 2. This includes reviewing the building permit process, the work load of building inspection staff, training and resources and an assessment of the viability of implementing Phase 2 as adopted. The City Manager plans to report to the Dallas City Council in August 2011 on the recommendations of the GBTF and on the amendments to Phase 2.

The GBTF Found that:

- 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 International Code Council is developing the International Green Construction Code (IGCC) that works in tandem with other Construction Codes
- The State of Texas mandated new statewide energy code requirements that perform as well or better than Phase 1 requirements

The GBTF recommended the following:

- Delay implementation of Phase 2 of the current ordinance until October 1, 2012
- Adopt a modified approach within the scope of Phase 1 effective October 1, 2011
- Only include requirements that can be verified by building permits and inspections
  
- Refine the permitting and inspections process by implementing 3rd Party for green code plan review and inspection
- Simplify documentation and checklist requirements
- That Dallas move toward adopting the International Green Construction Code (IGCC) with Dallas Amendments for commercial

construction to promote a regional standard that follows a cyclical review and update process familiar to the industry. The IGCC is an overlay code that works in tandem with the other International Codes. The IGCC is scheduled to be published in March 2012. Residential construction is not covered by the IGCC therefore provisions for residential construction will be included as Dallas Amendments.

- Reconvene task force on January 2012

A public meeting is scheduled to receive comments on the GBTF recommendations on Tuesday, July 26, 2011, from 1:30pm to 3:00pm in the L1F Auditorium at Dallas City Hall. Please contact (214) 948-4362 if you have any questions.