



The GreenZine

OEQ Monthly News!

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"Sustainability Month"

In the Right Place at the Right Time: A Dallas Green Building Update By Zaida Basora



-Zaida Basora, AIA is Building Official and director of Dallas Building Inspection; and a USGBC South Central Regional Council and USGBC North Texas Chapter board member.

The Green Building Movement

As we begin the year 2009, it behooves us to reflect upon the success and tremendous growth of the green building movement during the last year. In a recent article by the CoStar group, sustainability advocates state that "despite a slowdown affecting nearly all segments of the commercial property industry, green building is positioned to withstand the deepening economic recession and possibly emerge as a more influential force than before." Green buildings are less expensive to operate and perform more efficiently than conventional buildings. Therefore, they make financial sense.

Economic Breakthrough

A survey by corporate real estate trade group CoreNet Global and real estate advisory firm Jones Lang LaSalle (JLL) found that 70 percent of corporate real estate executives identify sustainability as a "critical business issue," up more than 20 percent from a year ago. Even President-elect Barack Obama has called for "energy efficiency and home weatherization as major priorities in a green agenda that could also help revitalize the nation's slumping economy." ...and there is a newly formed

High-Performance Buildings Congressional Caucus which we can expect to be a growing voice in this year's energy debate on Capitol Hill. The group will focus on increasing energy efficiency and lowering the carbon footprint of buildings. There is a sense of urgency about improving the built environment based on the fact that 35 percent of greenhouse gas emissions are from buildings making them the #1 sector in CO₂ emissions globally. Only 2 percent of the commercial buildings and only .3 percent of new homes are currently green. Green buildings are therefore the cheapest, quickest, most significant way to make a dent in greenhouse gas emissions!

Dallas LEEDs

So, we find ourselves in Dallas "in the right place, at the right time." We are at the forefront of leading cities in green building programs, one of a handful that has made green building a priority by realizing that green building strategies can significantly impact the quality of life and economic viability of Dallas citizens and businesses. Our green building ordinance, Ordinance 27131, was adopted by the Dallas City Council on April 9, 2008 and will require the phasing in of a city-wide requirement for all new building construction to be LEED certified. As we begin the countdown toward the initiation of our green building or-



In the Right Place at the Right Time *continued*

dinance on October 1st 2009, will our local businesses, building industry and the City be ready? To facilitate a smooth transition, training will be provided by the City in February, a Green Office will be created in the City's Building Inspection department, and the ordinance will be implemented in two progressive phases.

Phasing In

The Green Building task force recommended that the implementation of the program come in two phases in order to ensure both a successful and impactful beginning. The first phase effective on October 1, 2009, will reflect the next natural steps of local market demand and will focus primarily on energy efficiency and water conservation measures. This phase is divided into three areas: new residential construction, construction of new commercial buildings less than 50,000 square feet, and construction of new commercial buildings over 50,000 square feet. Phase two, effective on October 1, 2011, requires a comprehensive green building standard for all new residential and commercial construction.

Residential construction

Phase 1 requires that homebuilders construct their homes to be 15 percent more efficient than the base energy code and meet four out of six high-efficiency water reduction strategies.

The six strategies to choose from include:

- Sink faucets with average flow rate of two gallons per minute (gpm)
- Showerheads with flow rate of two gpm
- Toilets that meet either a 1.3 gallons per flush, are dual-flush, or meet the EPA's WaterSense specification
- ENERGY STAR labeled dishwashers that use 6.0 gallons or less per cycle
- ENERGY STAR labeled clothes washers with modified energy factor (MEF) > 2.0 and water factor (WF) < 5.5
- Drip irrigation emitters for all bedding areas of the landscape plan.

Commercial projects

Phase 1 of the new ordinance requirements for buildings *less than* 50,000 square feet include:

- Be 15 percent more efficient than the base energy code
- Utilize 20 percent less water than required by the current Dallas Plumbing Code
- Incorporate EPA's ENERGY STAR low-slope roof requirements for roof surfaces with a slope less than or equal to 2:12,
- Comply with outdoor lighting restrictions in order to reduce light pollution.



For commercial projects *over* 50,000 square feet, Phase 1 requires buildings to meet 85 percent of the points required under the appropriate LEED rating system for a certified level. This includes one point for 20 percent water use reduction, and a minimum two points for 14 percent more energy efficient than the base energy code.

Guidelines and Support

Building Inspection has developed the green building checklists, guidelines, compliance standards and field inspection program. Step by step instructions to navigate the process will be provided along with training in February. We have also partnered with the Home Builder's Association, the University of Texas at Arlington, the north Texas chapter of the US Green Building Council, the EPA, the American Institute of Architects (AIA), the Real Estate Council (TREC), the Building Owners and Managers Association (BOMA) and others to provide training and information to the building industry on the components and requirements to meet the upcoming ordinance. For assistance and information related to green building standards, products and/or strategies, a Green Office will be established within the Building Inspection department.

For more information on the Dallas green building ordinance, visit: www.greendallas.net/pdfs/green_building_ordinance.pdf.

To learn more about LEED certification and the U.S. Green Building Council, visit: www.usgbc.org.

Kevin's Corner: A Green Opinion Piece

FUTURE WORLD by Kevin Lefebvre

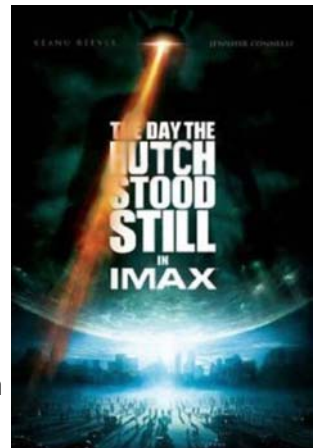


-Kevin Lefebvre is the Sustainability Coordinator for the City of Dallas Office of Environmental Quality. In his free time, Kevin is a Jedi apprentice who busily hunts galactic polluters and brings them to justice.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

ing glossy-eyed alien? Don't we allow hunting of wolves on land we want to use for ranching so we can have a nice juicy steak? Don't we build new apartment complexes and single story commercial buildings over Little Bunny Foo Foo's burrow so we can shop some more? Where do we draw the proverbial line in the sand?

Do Mr. and Mrs. Foo Foo bring the kids to watch "HUMANS" or "The Day The Hutch Stood Still"? Do they root for the bunny who plants a lucky foot right up our collective backsides?



Why are we humans so selfish? Is it in our nature? Can we create a sustainable future while living with this air of superiority?

By design, we consume our resources. Ants do it. Bees do it. Apes, kangaroos and alligators, too. Yes, even the Foo Foo family. Everything else *on* the planet lives *off* the planet in a balance. What happened to us? Why are we so out-of-whack? And more importantly, can we get in whack?

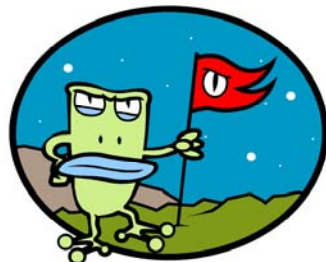
We don't have to go back to living in caves and collecting berries from shrubs. But we cannot continue to just consume – goods or services – at will without regard for the consequences. Turning off the lights is a great start. Riding mass transit is another good idea. But we need to evaluate our entire daily routine and estimate the footprint of every activity if we are to succeed.

We leverage the future we will not inhabit on luxuries today. It's not fair to our children and it certainly is not responsible. We can do better, we should do better..... **Will we?**

Sustainability. It's easy to define but hard to implement.

It strikes me odd how we make these huge science fiction movies about aliens coming to our planet to rob it of its resources and to move on. From time to time, we humans are one of the resources and we make great pets or tasty treats. But on the whole our reaction in those movies is to root for the humans, right? Who rooted for the aliens in SIGNS or Independence Day? Yay mankind! Whoop some alien booty!

Then, once we feel all superior and confident, we get up when the movie is over, toss our big bucket of popcorn and soft drink into a landfill-bound trash receptacle, hop in our fossil-fuel burning internal-combustion driven auto, drive home and get on with our lives.



Wait. Stop the movie. Turn up the lights.

How is it okay for us to use our planetary resources at will and not okay for the big lumber-

Not in total agreement? Want to battle Kevin inter-galactically? Your comments are welcome and may be featured in the next GreenZine. E-mail Hannah Kolni at Hannah.kolni@dallascityhall.com.

Managing Sustainability: How Dallas Got It's Green

By Meghna Tare

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-Meghna Tare is an Environmental Coordinator over Sustainability, Training, and Outreach in the Office of Environmental Quality with the City of Dallas.

Our Common Future

Sustainable development is an approach that balances the need for economic growth with achieving social equity and environmental stewardship. The term was first popularized in 1987, in Our Common Future, a book published by the World Commission for Environment and Development (WCED). The WCED described sustainable development as development that met the needs of present generations without compromising the ability of future generations to meet their needs. Or, as described in the book, it is "a process of change in which the exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are all in harmony and enhance both current and future potential to meet human needs and aspirations."

Saving Green \$

Sustainability is a new concept in the mainstream world of businesses and municipalities because both are accustomed to treating environmental practices as sources of added costs. The challenge is to identify where environmental and sustainability issues, such as reduction of waste and use of renewable energy, also serve business and customer interests. The City of Dallas "Got Its Green" by becoming the first US city to implement an environmental management system based on ISO 14001 across its major city operations. Using its EMS, Dallas married environmental sustainability to compliance, resulting in improved environmental performance, cost savings, more efficient operations, and a boost in employee morale.

A History of Forward Thinking

It was half a century ago, back in the 1950s, when the City of Dallas realized it could not take the environment for granted. There had been a severe drought with extensive period of

little or no water for months. The City resolved that Dallas should never again be left in such a vulnerable position and developed long range water storage plans, which included creating and acquiring lakes and reservoirs for future water supply needs.

Continuing on the Path

As a result, the City has sufficient water supplies for today's needs and continues to plan for the water needs of the future. Dallas continued on its path to environmental stewardship in the 1990s, when it decided it would move toward a fleet of "green" municipal vehicles, trucks, cars, small carts and other transport that run on bio-diesel, batteries and other fuels that treat the environment better than gasoline. Today, the City of Dallas fleet includes nearly 1,100 environmentally friendly vehicles in its motor pool.

A Natural Step

From there, it seemed a natural step to adopt strategies promoting "green" buildings. In 2003, Dallas completed the Jack Evans Police Headquarters, its first LEED-certified structure (LEED stands for Leadership in Energy and Environmental design). Since its Green Building Program was adopted in 2003, the City has completed 12 green facilities and will complete another 13 by 2010. Of the current green buildings, 3 are LEED Silver and 2 LEED Gold certified buildings. In addition, the City continues to upgrade its many existing buildings with various green features.





Green Tip: Recycle Your Christmas Tree!

Two Ways to Keep the Holiday Spirit Going!

Your tree can become mulch for Dallas residents or for the Texas Discovery Garden!

Free Mulch for Dallas residents

Bring your Christmas Tree to one of the recycling locations listed below from December 26, 2008 through January 11, 2009 between the hours of 9 a.m. and 4 p.m. (Remove all tinsel, ornaments, lights, nails and tree stands before dropping off the tree for recycling)

Christmas Tree Recycling Locations

Northwest (Bachman) Transfer Station

9500 Harry Hines Blvd. (Monday – Sunday)

Southwest (Oak Cliff) Transfer Station

4610 S. Westmoreland Road (Monday – Sunday)

Fair Oaks Transfer Station

7677 Fair Oaks Ave. (Monday – Sunday)

Flag Pole Hill

Buckner Blvd. at Northwest Hwy. (Monday – Sunday)

McCommas Bluff Landfill

5100 Youngblood Rd. (Monday – Saturday)



DON'T LET THOSE TREES GO TO WASTE!

Free mulch may be picked up at the McCommas Bluff Landfill and the Bachman Transfer Station after January 1, 2009, and is available for residential customers only. Bring your shovel and containers!

For more information call City of Dallas non-emergency services at: 3-1-1.

Mulch for The Texas Discovery Garden

Preservation Tree Services to Recycle Christmas Trees into Mulch for Texas Discovery Gardens

Recycle your Christmas tree to help enrich Texas Discovery Gardens' landscaping plans for 2009. You may drop off your live, green or flocked Christmas tree at one of two Dallas locations:

Texas Discovery Gardens (Monday -- Friday)

3601 Martin Luther King Jr. Blvd 3601 at Fair Park (follow signs to Ranger Circle)

Preservation Tree Services (Monday -- Friday)

6721 Maple Avenue (just north of Mockingbird Lane)

Trees will be accepted **weekdays only** between December 26 and January 9 from 9 a.m. to 4 p.m. All ornaments, tinsel, lights, nails and stands need to be removed prior to dropping off. Questions can be directed to Sharon at Preservation Tree: 214-528-2266 – sv@preservationtree.com

Mulch is an excellent way to help trees and plantings retain moisture, protect themselves against the cold, and absorb necessary nutrients!



January Environmental Training Courses

Join OEQ this January for a variety of educational courses designed to improve your knowledge of environmental issues, regulations, and sustainable behavior.

This month, OEQ is kicking off our brand new series of **Sustainability Spotlight Luncheons** focusing on the sustainable efforts of our departments (bring your own lunch). Our premier Spotlight Luncheon will highlight the Electronic Waste Recycling efforts of the Sanitation Department. Learn what to do with your old TVs, cell phones, and computers.

We are still having our traditional **Sustainability Brown Bags** featuring outside experts. This month learn about the use of geothermal energy in Texas!

Please RSVP to reserve your spot by emailing: dayna.cowley@dallascityhall.com.

A class will be canceled if there are fewer than 5 RSVPs. All courses are for City of Dallas employees except for Sustainability brown bags and luncheons which are OPEN TO THE PUBLIC.

[Sustainability Brown Bag on the Use of Geothermal Energy in Texas \(Open to the Public\)](#)

Date: Thursday, January 8th, 2009

Presenter: Rick Horvath

Time: 12 – 1:30 PM

Location: L1FN Conference Room C

Description: Geothermal power is energy generated by heat stored beneath the Earth's surface. It offers a number of advantages over traditional fossil fuel based sources as the energy harnessed is clean and safe for the surrounding environment. The ability to cool and heat homes using these ground source heat pumps is a way to use the ground temperatures right below us to offset the normal electrical needs. Currently in the U.S there is over 7000 MWt of energy offset by geo-exchange systems. Texas also has the

capacity to generate electricity from existing oil/gas wells that are producing fluids and re-fracturing them to increase water production. In Texas, thousands of wells produce fluids over 200°F, in fact some of the south Texas wells have fluids over 400°F. Using these resources, the state of Texas has potential to generate renewable electricity from geothermal energy in the near future.

[Energy Conservation \(SPL 208\) Stewardship Class](#)

Date: Tuesday, January 13th, 2009

Time: 9 – 10 AM

Location: L1FN Conference Room B

Description: Energy conservation helps preserve our planet's rich natural resources and promotes a healthy environment by reducing pollution. This class covers the alternative or renewable sources of energy like solar, wind, geothermal, biofuels, and hydrology. Remember, each of us can make a difference by making better decisions in order to save these resources for our children's future.

[Tier II Reporting \(RTK 201\) Regulatory Class](#)

Date: Tuesday, January 13th, 2009

Time: 10 – 11 AM

Location: L1FN Conference Room B

Description: The mission of the Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is to protect the public health and environment by providing current and accurate information about hazardous chemicals and their health effects and by ensuring that the regulated community complies with the requirements of the state and federal community right-to-know laws. This course covers the requirements and procedures behind Tier II reporting and includes a hands-on activity to assist in compiling reporting information and completing forms based on facility chemical lists.

January Environmental Training Courses *continued*

[Environmental Recordkeeping \(EMS 104\) EMS Class](#)

Date: Thursday, January 15th, 2009

Time: 10 – 11 AM

Location: Office of Emergency Management L1AN, Emergency Operations Center (EOC)

Description: Keeping thorough and accurate environmental records is essential in documenting compliance with state, federal, and local environmental regulations. This course will provide you with an overview of the types of documents you should be keeping at your facility, examples of good and bad recordkeeping, as well as suggestions for setting up an environmental recordkeeping system.

[Determine Generator Status \(RCRA 201\) Regulatory Class](#)

Date: Thursday, January 15th, 2009

Time: 11 AM – 12 PM

Location: L1FN Conference Room A

Description: If your operations cause hazardous waste to be generated, you must determine your generator status. The hazardous waste generator status of a facility is determined based on the amount of hazardous waste generated in any given month of the calendar year. Hazardous waste generators are divided into three categories: conditionally exempt small quantity generators, small quantity generators, and large quantity generators. This course will cover in-depth review of determining generator status, requirements, regulations, and waste identification.

[NEW! City Sustainability Spotlight on Electronic Waste Recycling \(Open to the Public\)](#)

Date: Tuesday, January 27th, 2009

Time: 12 – 1:30 PM

Location: ECO Park Room 119

Description: Discarded electronics products contain toxic materials that can pose hazards to human health and the environment when sent to

the landfill or incinerated. This class discusses the importance of recycling electronics, e-waste regulations, and the resources that are available to consumers.

[Waste Disposal and Manifesting \(RCRA 203\) Regulatory Class](#)

Date: Thursday, January 29th, 2009

Time: 11 AM – 12 PM

Location: Office of Emergency Management Conference Room

Description: Waste Manifest System is a set of forms, reports, and procedures designed to seamlessly track waste from the time it leaves the generator facility where it was produced, until it reaches the off-site waste management facility that will store, treat, or dispose of the waste. This class covers the proper disposal, manifesting, and recordkeeping of hazardous, non-hazardous, and universal wastes. It will also cover the different types of disposal facilities. E-waste, special, and universal waste will be covered.





City of Dallas

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Earth Day, Every day!

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OEQ

The Office of Environmental Quality (OEQ) was established to serve as an internal resource to City of Dallas staff on the wide range of environmental issues faced every day. With a staff of dedicated environmental professionals experienced in multiple disciplines, OEQ works to raise awareness at the City level to guide Dallas toward a sustainable future and brighter tomorrow.

OEQ currently serves the City of Dallas with the following services: Environmental Management System, Compliance Auditing, Site Assessments, Inspections and Spill Response, Air Quality, Sustainability, Outreach and City of Dallas employee training.

What do you think of our GreenZine?

Let us know what you think by filling out this survey! We want your feedback so we can continually improve!

Did you find this newsletter interesting, informative, or useful?

Is there something you would like to see in next month's newsletter?

Did you sign up for a Training class because you saw it in the GreenZine?

Are you planning to recycle your Christmas tree?

Did you change something you do in everyday life because of something you learned in the GreenZine?

Thank you very much for your time!

Send your answers to Hannah.kolni@dallascityhall.com.