

# Green Buildings

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## Green Building in Dallas by Zaida Basora

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This month we mark 5 years from the adoption of the city's green building program in January of 2003. At the time the city adopted the Leadership in Energy and Environmental Design (LEED) rating system of the US Green Building Council, the construction industry locally was barely aware of the impact that building green was to have in our area. As a catalyst to spur market transformation, Dallas chose to lead by example and be the first city in this region to adopt the building standard for its own new facilities over 10,000 square feet. The City of Dallas continued its leadership by helping to found the North Texas Chapter of the US Green Building Council, through staff participation and in-kind program sponsorships. This visionary thinking and innovative attitude has helped promote green building through education and community involvement, and has been key to the wider attention and adoption that green building has obtained locally. There are over 150 buildings registered with the US Green Building Council in the Dallas/Fort Worth metro area, with over 40 within the City of Dallas. Dallas is leading the effort with over 20 of the city's

projects either certified or seeking LEED certification.

The goal of green building is to create high-performance buildings through energy efficiency, water conservation, use of recycled and recyclable materi-



als, reduction in the transportation of materials, improved indoor air quality and other sustainable strategies. The City's program began with the design and construction of the Jack Evans Police Headquarters' project. The building design focused on passive strategies such as higher wall insulation values, reflective roof material and occupancy sensors. The building's reduction in energy consumption was estimated at approximately \$246,000 in annual savings. To date, we have built 4 fire stations, 1 police substation, 5 libraries, 2 service centers, the homeless assistance center and the

animal shelter to green building standards, and there are more to come...

For a city known better for its shopping "big box" stores, atrium hotels and extravagant lifestyle, Dallas has come a long way. We joke about the competition that looms among Texas cities and we are proud to say that Dallas adopted a green building program before Houston, and that we are keeping up with Austin to surpass their reputation as the green city of Texas. Green building is one of several environmental initiatives that the City of Dallas has begun and implemented in the past 5 years. The City has also joined the US Green Building Council, Seattle and over 20 partners including US cities and counties, non-profit organizations, state and federal agencies and utilities who collaborated to produce the first phase of a Playbook for Green Buildings + Neighborhoods to help mayors and county leaders who have accepted the challenge set out in the US Conference of Mayors Climate Protection Agreement. Launched in November 1, 2007, the Playbook details strategic actions that build support and assure steady progress toward developing and implementing local climate action plans. The Playbook is a web-based resource that can be accessed through [www.greenplaybook.org](http://www.greenplaybook.org)



## Green cont.

Dallas is now ready to expand its green building program citywide. A green building task force has been established to develop a green building policy, program and standards for private development in Dallas. Local stakeholders in the fields of sustainable design, real estate development, finance and construction have been invited to advise on the development of new regulations and programs to support the construction of green residential and commercial buildings in the City of Dallas.

The Task Force follows the successful adoption by the City Council of a resolution on October 24, 2007, authorizing the City Manager to solicit input from the building industry and to come back by March 12, 2008 with recommendations for “the components of the green building pro-

gram, including the standards for green construction in Dallas, educational programs for the building industry, and a realistic implementation schedule that is based upon building



industry input, allowing for a smooth transition to green building practices.” The Dallas City Council has outlined its commitment to a policy calling for all new buildings constructed in Dallas

to meet green standards.

As stated by City Manager Mary Suhm in the first annual report on the metropolitan environment:

“Using an eclectic mix of actions, technological improvements, policies and educational outreach, the City of Dallas is boldly committing itself to a future in which a strong environmental ethic fosters both a healthy urban lifestyle and an economy unhampered by preventable environmental impacts.” These are exciting times in Dallas and every one of us has a role in the making of our future. We

exhort you to be part of the change and to preserve and enhance our environment through your everyday activities.

### January Training Schedule

#### Environmental Recordkeeping (EMS104)

Date: January 3, 2008  
 Time: 3-4 pm  
 Location: LIFN Conference Room C

#### Standard Air Permitting (SPL111)

Date: January 10, 2008  
 Time: 3-4 pm  
 Location: LIFN Conference Room B

#### Annual Waste Summary (RCRA 301)

Date: January 15, 2008  
 Time: 2-3 pm  
 Location: LI Conference Room B

#### Tier II Reporting (RTK201)

Date: January 17, 2008  
 Time: 2-3 pm  
 Location: LIFN Conference Room B

For more information about training classes please contact Meghna Tare at (214)-670-1200 or at [meghna.tare@dallascityhall.com](mailto:meghna.tare@dallascityhall.com).

#### Recycling (SPL112)

Date: January 22, 2008  
 Time: 2-3 am  
 Location: LIFN Conference Room B

#### Energy Conservation (SPL108)

Date: January 24, 2008  
 Time: 2-3 pm  
 Location: LIFN Conference Room C

#### Waste Disposal and Manifest (RCRA203)

Date: January 29, 2008  
 Time: 2-3 pm  
 Location: LIFN Conference Room A

#### Determine Waste Generator Status (RCRA201)

Date: January 31, 2008  
 Time: 2-3 pm  
 Location: LIFN Conference Room C

Class descriptions are also located on the OEQ Intranet site.



## WINNERS of the Quarterly OEQ Environmental Award

Individual – Beth Andresen



Team – Dallas Zoo Storm Water Crew



### Green Tip!

During winter months it is easy to waste energy. Drafts and leaky ducts create HVAC nightmares.

A few tips to help you stay Green and more importantly warm:

**Check windows and doors for drafts.** Place a piece of paper in the sills. If you see movement check your weather stripping, it may need to be replaced.

**Check your ducts.** If your attic feels warm your ducts may be leaking. Don't waste all that hot air. Reseal all duct connections and wrap insulation around them.



### Top 5 ways to Green your home!



1. RECYCLE– you can call 311 to order a recycling bin.

4. Reuse Plastic bags– These make great trash liners.



2. Change a light bulb– replace you 5 most used bulbs in the house with CFL's and watch your energy bill drop.



5. Cancel unsolicited mail– Call 888-5-OPTOUT.



3. Buy energy efficient appliances– Check out energystar.gov to view new products and energy savings.

More info on how you can help the City of Dallas save the environment can be found at [greendallas.net](http://greendallas.net).



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## OEQ NEWS

*Earth Day Every Day*

### Green Building

- CFL
- INSULATION
- RECYCLED
- REUSE
- ENERGYSTAR
- RAINWATER
- REDUCE
- GREYWATER
- REBUY
- REFLECTIVE

### OEQ

The Office of Environmental Quality (OEQ) was formed by the City Council in February 2004 to serve as an internal resource to City of Dallas staff on environmental issues. These issues range from compliance with regulatory requirements to conduct public outreach events and raising awareness related to our environment.

OEQ currently supports the Key Focus Areas of “Staff Accountability” and “Economic Development” in the City of Dallas structure with three services: Environmental Management System, Inspections and Spills, and Outreach and Training.

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