



To: Zaida Basora, AIA, LEED AP, Director / Building Official, City of Dallas
From: Phil Crone, Director of Government Affairs, HBA of Greater Dallas
Date: June 24, 2009
Re: Modification to City of Dallas's Green Building Ordinance

As the voice of the residential construction industry in the greater Dallas area, we welcome the opportunity to work with the City of Dallas as we near the effective date for the first phase of the City's green building ordinance. As with all mandates, there will be a cost to the consumer. However, continued dialogue between the City and HBA members will ensure that implementation runs smoothly and that innovation, efficiency, and cost considerations are evaluated as we move through the process.

With this in mind we value the opportunity to propose amendment language that will increase the flexibility of the water efficiency requirements of the green building ordinance without sacrificing performance. We recommend this be done by recognizing the water efficiency provisions of the green building programs that will be required in the second phase of the ordinance by amending Section 326 "Green Building Program," of Chapter 3, "Building Planning" of Chapter 57, "Dallas One- and Two-Family Dwelling Code," of the Dallas City Code to read as follows:

326.2.1.2 Water use. Proposed projects must meet water reduction strategies that include installing high-efficiency (low-flow) fixtures or fittings which comply with the Water Efficiency requirements of Green Built North Texas, meet the minimum Water Efficiency requirements of LEED for Homes or meet at least four of the following requirements:

1. The average flow rate for all lavatory faucets must be 2.0 gallons per minute
2. The average flow rate for all showerheads must be 2.0 gallons per minute
3. The average flow rate for all toilets must:
 - 3.1. be 1.3 gallons per flush;
 - 3.2. be dual-flush and meet the requirements of ASME A112.19.14; or
 - 3.3. meet the United States Environmental Protection Agency WaterSense specification and be certified and labeled accordingly.
4. ENERGY STAR labeled dishwasher that uses 6.0 gallons or less per cycle
5. ENERGY STAR labeled clothes washers with modified energy factor (MEF) > 2.0 and water factor (WF) < 5.5
6. Utilize drip irrigation emitters for all bedding areas of the landscape plan

It is also recommended that **Section 326.2.2.2** be amended to read the same as written above and that **Section 326.2.2.1.1.1** be removed since it will become redundant if the aforementioned language is added to the ordinance.

We appreciate your support in moving this proposal forward to the City Council and we are confident that with your continued leadership on this issue, the environmental goals of the City can be achieved while keeping a vibrant housing market.