

CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

JANUARY 22, 2014

Council Chamber	Regular Session	7:00 PM
-----------------	-----------------	---------

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairperson Kristin Schuster	Commissioner Paul Katz	Commissioner Mike Baker
Vice Chairperson Laura Thurmond	Commissioner Burt Martin	Commissioner Laolu Yemitan

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

A. CALL TO ORDER**B. ANNOUNCEMENT OF QUORUM****C. RULES FOR PUBLIC COMMENT**

1. Sign up forms will be available at all Regular and Special meeting for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.
2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.
3. Public comments of a general nature shall be made at the time designated by the Order of Business.
4. All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.
5. Public comment at Workshop meeting will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.

D. APPROVAL OR CORRECTION OF THE MINUTES

1. Regular Meeting Minutes of December 11, 2013
(Requested by John McDonald, Community Development)

E. PUBLIC COMMENT**F. REPORT FROM BUILDING OFFICIAL****G. REPORTS OF COMMITTEES AND COMMUNICATIONS**

1. Communications to Commission members outside of posted meetings
2. Committee Reports
3. Reports from staff other than the Building Official
 - a. Quarterly Web page Report
(Requested by John McDonald, Community Development)

H. OLD BUSINESS

1. Discussion, Consideration, and Possible Action regarding changes to the City of Bellaire Code of Ordinances, Chapter 9, Buildings
(Requested by John McDonald, Community Development)

2. Discussion of the Biggert-Waters Flood Insurance Reform Act of 2012
(Requested by John McDonald, Community Development)

I. NEW BUSINESS

1. Discussion, Consideration, and Possible Action regarding the Building & Standards Commission's 2013 Annual Report to City Council
(Requested by John McDonald, Community Development)
2. Update on the Commission's collaboration with the Environment & Sustainability Board with regards to the new city facilities
(Requested by John McDonald, Community Development)
3. **The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

J. PUBLIC HEARINGS

K. ANNOUNCEMENTS & COMMENTS BY COMMISSIONERS

L. ADJOURNMENT

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Minutes
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1049

**SCHEDULED
ACTION ITEM (ID # 1049)**

Item Title:

Regular Meeting Minutes of December 11, 2013

Item Summary:

Approval or correction of the Regular Meeting minutes of December 11, 2013

ATTACHMENTS:

- Minutes 12-11-13 (PDF)

**MINUTES
BUILDING & STANDARDS COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 11, 2013
7:00 PM**

A **Regular Session** was held before the **Building and Standards Commission** of the City of Bellaire, Texas, beginning at 7:00 P.M. in the City Council Conference Room & Chambers, City Hall at 7008 South Rice Avenue, Bellaire, Texas for the following purposes:

I. REGULAR SESSION

A. Call to Order

Chairman Schuster called the meeting to order at 7:02 PM

B. Announcement of Quorum

Chairman Schuster announced that a quorum was present, consisting of the following members:

**Chairman Kristin Schuster
Vice Chairman Laura Thurmond
Commissioner Pat Adams
Commissioner Mike Baker
Commissioner Roy Jones**

Commissioner Laolu Yemitan and **Commissioner Paul Katz** were absent from the proceedings.

The following staff members were also present:

**Building Official, Lee Cabello
Assistant City Attorney, Elliot Barner
Development Services Manager, Shawn Cox
Community Development, Taylor Reynolds**

C. Rules for Public Comment

Chairman Schuster stated that the rules for public comment are listed on the agenda.

D. Approval or correction of the minutes

1. Regular Session of October 23, 2013.

Motion: a motion was made by Commissioner Rigby and seconded by Vice Chairman Thurmond to approve the minutes as submitted.

Vote: the motion carried on a unanimous vote of 5-0.

55
56
57 **E. Public Comment**
58

59 There was no public comment.
60

61 **F. Report from Building Official**
62

63 Mr. Cabello stated that there are approximately over 200 houses
64 under construction in Bellaire currently. He also explained that the
65 City of Bellaire no longer has its two former inspectors so he will be
66 reviewing all of the plats until the new inspectors catch on to the
67 reviewing process.
68

69 Mr. Cabello added that Bellaire is starting to get more commercial
70 development, which keeps the Community Development Department
71 busy. He mentioned that it has been a successful year. Mr. Cabello
72 informed the Commission that there have been two individuals that
73 have begun to remodel their homes without a permit. He explained
74 that it seems as though the value of the work is going to be more
75 than 50% than the value of the house and concrete slabs because
76 they are in flood zones. He told the Commission that those individuals
77 must submit paperwork to prove that the construction will not exceed
78 50% of the house and concrete value on their lots, but so far they
79 have failed to do so. Mr. Cabello noted that these cases may be
80 brought before the Building and Standards Commission in order to
81 consider ordered demolition or require the home owners to elevate
82 the houses.
83

84 **G. Reports of Committees and Communications**
85

86 **1. Communications to Commission members outside of**
87 **posted meetings.**
88

89 There was no communication to report.
90

91 **2. Committee Reports**
92

93 **-Bellaire Recycle Fest**
94

95 Chairman Schuster informed the Commission that she,
96 along with Commissioners Yemitan, Baker, and Rigby all
97 attended Bellaire Recycles Festival.
98

99 Commissioner Baker stated that the event went well; it had
100 many attendees and was a great look for the city of Bellaire.
101

102 Commissioner Rigby added that most of the people at the
103 Recycles Fest were concerned with green building practices.
104

105 Commissioner Baker suggested that the BSC continue to
106 participate in the festival.
107

108 **3. Reports from Staff other than the Building Official**

Mr. Cox told the Commission that the website counts for October, November, and December will be presented to them in January.

H. Old Business

1. Discussion, consideration, and possible action regarding changes to the City of Bellaire Code of Ordinances, Chapter 9, Buildings.

Chairman Schuster informed the Commission that Commissioner Katz was out due to an emergency so there is no additional information at the moment. She added that she Commissioner Katz, and Commissioner Martin have plans to schedule a meeting regarding the vapor retarder and thermostat recommendations. Chairman Schuster is going to speak with Mr. McDonald and Mr. Satterwhite about getting it on Council's agenda, and once the presentation gets further along a workshop will be scheduled in order to go over the presentation as a Commission.

Commissioner Baker asked Chairman Schuster if they would be looking at a March time frame.

Chairman Schuster stated that she would like it to be done as soon as possible. She is suspecting that it will be done in late January or early February.

2. Discussion, consideration, and possible action regarding Green Building as it pertains to city facilities, and possible collaboration with the Environmental and Sustainability Board as it pertains to the new city green building.

Chairman Schuster explained that the intent for this item was to provide an update from the action that was taken last meeting regarding the Commission's collaboration with the Environmental & Sustainability Board, which would include a letter to Council encouraging the use of green building practices in new city facilities. Chairman Schuster stated that she had e-mailed a draft of the letter to the Board and they are meeting to discuss it and give their feedback.

Vice Chairman Thurmond said the letter was well written, and touched on most of the major points. She added that the one thing that was not mentioned, however, was the opportunity for grants.

Commissioner Martin asked if the Commission was requesting gold or silver certification.

Chairman Schuster explained that when a project is registered, the US Building Council is given a level range and by the time the project is complete and has been audited, it may or may not have obtained enough points to qualify for the level requested.

Vice Chairman Thurmond added that typically when the decision to do a LEED project is made, a commissioning agent is brought on board. She stated that the agent will do the programming and LEED part of the building and determine how much work will go into the commissioning portion in order to get enough points to obtain LEED certification. The agent will be able to provide an idea of what Gold, Silver, or Platinum level the project will be.

Chairman Schuster informed the Commission that silver is not very difficult to obtain, whereas gold is a stretch, and Platinum is extremely difficult.

Commissioner Rigby added that City Council will most likely want information regarding expenses.

Chairman Schuster mentioned that Council went through this with the fire station, and should be familiar with the process.

Commissioner Schuster said that she expects feedback from the Environmental & Sustainability Board soon and will meet with the Board's Chairman, Bill Stone, to finalize the letter to Council.

Commissioner Baker pointed out that the letter ends with "construction of the city hall, police, and court facilities," and suggested that instead it read "construction of any city building."

Chairman Schuster recommended making a motion to authorize the collaboration with the chair of the Environmental & Sustainability Board on behalf of the Commission in order to finalize the letter for Council.

Motion: a motion was made by Commissioner Baker and seconded by Commissioner Martin to authorize Collaboration between the Environmental & Sustainability Board and the Building & Standards Commission.

Vote: the motion carried on a unanimous vote of 5-0.

I. New Business

1. **The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

Chairman Shuster reminded the Commission that in January the annual report of the activity of the commission needs to be

submitted to council. The deadline is the very end of January. It will be on the next agenda.

J. Public Hearings

There were no public hearings.

K. Announcements and Comments by Commissioners

Commissioner Rigby announced that he is resigning due to an 18 month assignment in Kazakhstan.

L. Adjournment

Motion: a motion was made by Chairman Schuster and seconded by Commissioner Baker to adjourn the regular meeting.

Vote: the motion carried on a unanimous vote of 5-0.

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,

Ashley Parcus
Community Development

Approved:

Kristin Schuster, Chairman
Building & Standards Commission

Attachment: Minutes 12-11-13 (1049 : Minutes 12-11-2013)

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Report
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1044

**SCHEDULED
ACTION ITEM (ID # 1044)**

Item Title:

Quarterly Web page Report

Item Summary:

This item is on the agenda at the request of the Chairman.

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Amendment
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1045

**SCHEDULED
ACTION ITEM (ID # 1045)**

Item Title:

Discussion, Consideration, and Possible Action regarding changes to the City of Bellaire
Code of Ordinances, Chapter 9, Buildings

Item Summary:

This item is on the agenda at the request of the Chairman.

ATTACHMENTS:

- Revised Crawl Space Ordinance(s) from BSC meeting of 9-25-2013 (3) (PDF)

Revised Crawl Space Ordinance(s) from comments at BSC meeting September 25, 2013
by Paul Katz

1. Minimum requirements for proposed crawl space ordinance:

Crawl Space Air Barrier, Insulation and Moisture Control

In addition to the requirements of Sections R402.1 and R402.2 of the 2012 IECC, a non-hygroscopic material air barrier and vapor retarder shall be applied over all surfaces of the insulation facing a crawl space if the insulation does not effectively provide same.

2. (Better) Adding a non-hygroscopic vapor retarder material over all hygroscopic building structures in addition to requirements of number 1 above.

Crawl Space Air Barrier, Insulation and Moisture Control

In addition to the requirements of Sections R402.1 and R402.2 of the 2012 IECC, a non-hygroscopic material air barrier and vapor retarder shall be applied over all surfaces of the insulation facing a crawl space if the insulation does not effectively provide same.

All surfaces of hygroscopic building structures facing the vented crawl space shall be covered with a non-hygroscopic vapor retarder material, except as stated hereinafter. Crawl space walls and support columns isolated from the building structures with a capillary break such as a metal termite shield or plastic sheeting, having properly sealed overlapping edges, are not required to be covered with the non-hygroscopic vapor retarder material.

3. A second proposed ordinance adding a vapor barrier at ground level in addition to the Crawl Space Air Barrier, Insulation and Moisture Control ordinance, of either numbers 1 or 2 above.

Crawl Space Vapor Barrier

Exposed earth in vented crawl spaces shall be covered with a continuous vapor barrier having sealed or taped seams.

4. An alternate second proposed ordinance adding a vapor retarder at ground level in addition to the Crawl Space Air Barrier, Insulation and Moisture Control ordinance, of either numbers 1 or 2 above.

Crawl Space Vapor Retarder

Exposed earth in vented crawl spaces shall be covered with a continuous Class I vapor retarder having sealed or taped seams in accordance with the requirements for an unvented crawl space per Section R402.2.10 of the 2012 IECC. Edges of the continuous Class I vapor retarder in contact with walls and support columns in the crawl spaces shall be attached and sealed thereto.

Revised Crawl Space Ordinance(s) from comments at BSC meeting September 25, 2013
by Paul Katz

2012 IECC, R402.2.10, Crawl space walls.

As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the *International Building Code* or *International Residential Code*, as applicable. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

Comments on Proposed Crawl Space Ordinance(s)

The very minimum crawl space ordinance would be number 1 above. Several high end builders are already doing this type of crawl space insulation. Selecting number 2 above may or may not be as critical, especially if the builders are using treated lumber. But treated lumber is still hygroscopic. Further research and discussion are needed to support the number 2 version above. Number 3 above is important and worthwhile, *e.g.*, Burt Martin's experience with his crawl space issues. Cost to implement sealing seams of a vapor barrier on ground is not great. Sealing seams between vapor barrier panels would be better than what is being done now. Goal is to reduce exposed area in crawl space that can generate increased vapor pressure. Proper drainage and ground slope (grading) is of the utmost importance too but is already covered in the 2012 IRC and other Bellaire ordinances.

I used "Class I vapor retarder" in number 4 above to align with the 2012 IECC, R402.2.10, crawl space walls requirements, but if the crawl space is vented then maybe using a vapor barrier having sealed seams with or without attachment to crawl space walls (?) would be better pursuant to number 3 above. Further research and discussion are needed. The cost to implement sealing seams of a Class I vapor retarder on ground and attaching to crawl space walls is not great. Goal is to reduce exposed area in crawl space that can generate increased vapor pressure.

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Discussion
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1047

**SCHEDULED
ACTION ITEM (ID # 1047)**

Item Title:

Discussion of the Biggert-Waters Flood Insurance Reform Act of 2012

Item Summary:

This item is on the agenda at the request of the Chairman.

ATTACHMENTS:

- BiggertWaters_InsuranceJournal (PDF)

MyNewMarkets.com

NEED A MARKET?
FIND IT. FAST!

TRY IT TODAY!

**INSURANCE
JOURNAL**View this article online: <http://www.insurancejournal.com/news/national/2014/01/15/317118.htm>

Congressional Spending Plan Would Curb Some Flood Insurance Hikes

The \$1.1 trillion government funding agreement unveiled by Congressional negotiators on Monday includes language to postpone for about eight months some of the flood insurance rate hikes triggered by reforms passed in 2012.

But the budget language does not go as far as hoped by some lawmakers who want to delay most of the rate hikes caused by the Biggert-Waters Flood Insurance Reform Act for much longer — up to four-years.

The budget agreement is expected to be voted on by Wednesday night, when the government's current spending authority expires.

The budget language on flood insurance would reportedly block the Federal Emergency Management Agency (FEMA) from spending any money for the remainder of this fiscal year (through Sept. 30, 2014) to enforce higher premiums under Section 207 of Biggert-Waters. This section ends current "grandfathered" subsidized rates for existing policyholders who are now facing premium increases due to remapping. These properties were built in accordance with building codes at the time of construction but are now considered to be out of compliance due to new flood maps.

A Senate bill (S.1846) to effectively delay the 2012 reforms for four years was expected to be taken up this week but was sidetracked by the Senate debate over unemployment insurance. The Senate bill is sponsored by Sen. Robert Menendez, D-N.J., and has 21 Democratic and 8 Republican co-sponsors.

According to Sen. Bill Nelson, D-Fla, it's unclear how many homeowners would be helped by the budget measure. He said one estimate is that less than 25 percent of flood policies affected by Biggert-Waters would benefit.

FEMA estimates that about 20 percent of its 5.5 million policyholders — about 1.1 million — receive subsidies. Under Biggert-Waters, about 250,000 of them will see immediate increases: business owners, those owning second homes and people with frequently flooded properties. Neither the budget language nor the Senate bill would delay these increases.

An additional 578,000 policyholders living in hazardous areas will retain their subsidies until they sell their homes or suffer severe, repeated flood losses. The budget provision does not change this provision but the Senate bill would block increases triggered by the sale of a home.

The budget language was put forth by two Louisiana officials — Sen. Mary Landrieu (D) and Rep. Bill Cassidy (R)— who are competing against each other in a Senate race in their home state but who agree on delaying the flood insurance changes.

Because legislative leaders from both political parties have agreed to the budget plan, Nelson said a majority of lawmakers from both sides of the aisle should now support the measure this week.

But those seeking a broader and longer delay of Biggert-Waters still have work to do.

“We’ve accomplished a small step toward the solution of the huge flood insurance hikes, but we still have a long way to go. Less than a quarter of the policies, the rate hikes have been avoided,” said Nelson. “But in order to eliminate the rate hikes for the next three years, until we can do an affordability study, we have to pass the bipartisan bill. We’re getting partisan resistance. My hope is that everybody will see that this is absolutely necessary to delay the rate hikes.”

“During the delay, the Federal Emergency Management Agency and Congress need to go back to the drawing board for a permanent fix to ensure that our neighbors and small business owners do not suffer unconscionable increases,” Rep. Kathy Castor, D-Tampa, said in a release.

The Biggert-Waters act, which passed both houses in 2012 by wide margins, is an attempt to address the \$24 billion deficit of the National Flood Insurance Program (NFIP) and place the program on sounder financial footing. Under the law, premiums subsidies are to be phased out and new flood maps drawn.

The CBO estimates that the Senate bill to delay the reforms would reduce net income to the debt-ridden NFIP by about \$2.1 billion over the 2014-2024 period.

According to Nelson, Senate Majority Leader Harry Reid (D-Nev) is supporting the broader, longer delay in flood insurance rates.

In addition, the four-year delay has picked up a major industry backer. The Independent Insurance Agents and Brokers of America (the Big “I”), an influential lobbying group, has come out in favor of the delay. Landrieu wasted no time in touting the Big “I” endorsement, writing in an editorial for houmatoday.com:

“Every day, our coalition to fix the Biggert-Waters flood reform bill grows stronger and deeper. Today’s support from the Big ‘I’ sends a clear message from insurance agents and brokers that we must act quickly to achieve our shared goal of making flood insurance self-sustainable and affordable for middle class, hardworking homeowners who have played by the rules. They cannot wait any longer.”

Some insurers that criticized the four-year delay as too broad are also criticizing the flood insurance provision in the budget deal for not targeting relief to those in need.

“Any delay to the reforms approved by Congress in the Biggert-Waters Act of 2012 only serves to put the taxpayers at risk if having to again bail out the National Flood Insurance Program should a major flood occur during the spring thaw or the 2014 hurricane season,” said Jimi Grande, senior vice president, Federal and Political Affairs, National Association of Mutual Insurance Companies (NAMIC).

His group has called on Congress to target any fix to low-income policyholders rather than gutting most of the reforms.

The House has a proposal that would delay rate increases for only six months. This bill (HR 3370) has 117 Democratic and 51 Republican co-sponsors but faces opposition from key Republicans including Rep. Jeb Hensarling (R-Texas), who chairs the House Financial Services Committee that has jurisdiction over flood insurance.

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Report
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1039

**SCHEDULED
ACTION ITEM (ID # 1039)**

Item Title:

Discussion, Consideration, and Possible Action regarding the Building & Standards Commission's 2013 Annual Report to City Council

Item Summary:

Chapter 2, Administration, Section 2-104, Annual or special reports to the city council, of the Code of Ordinances, requires each board and commission to file a report with the City Council no later than the first Council meeting in February.

The report is to address the following:

1. Whether the board is serving the purpose for which it was created;
2. Whether the board is serving current community needs;
3. A list of the board's major accomplishments;
4. Whether there is any other board, either public or private, which would better serve the function of the board; and
5. Other recommendations.

Chairman Schuster is currently working on a draft of the report and hopes to have it to you prior to the meeting.

Recommendation:

Approval of a final report to be forwarded to City Council.

Attachments:

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 01/22/14 07:00 PM
Department: Community
Development
Category: Report
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1046

**SCHEDULED
ACTION ITEM (ID # 1046)**

Item Title:

Update on the Commission's collaboration with the Environment & Sustainability Board with regards to the new city facilities

Item Summary:

This item is on the agenda at the request of the Chairman.

ATTACHMENTS:

- Letter to City Council in re LEED Certification for New Facilities (PDF)



CITY OF

Bellaire

7008 South Rice Avenue • Bellaire, Texas 77401-4495 • (713) 662-8222 • Fax: (713) 662-8212

January 8, 2014

Honorable Mayor and City Council
 City of Bellaire
 7008 South Rice Avenue
 Bellaire, TX 77401

Mayor and Council Members:

The Building & Standards Commission and the Environmental & Sustainability Board jointly encourage the City of Bellaire to pursue LEED (Leadership in Energy & Environmental Design) Certification for the construction of the new City Hall, Police and Court facilities. LEED is a third party rating system that is implemented beginning in the design phase. It verifies that buildings are designed, built & operated according to the best sustainable practices in areas including but not limited to energy efficiency, water savings, sustainable building materials and indoor air quality.

Pursuing LEED Certification for the new facilities will illustrate the city's continuing commitment to sustainable practices and set a standard for commercial construction in the city. Importantly, obtaining LEED Certification will reflect the values of Bellaire citizens that have been upheld through recent city initiatives:

- The new Fire Station achieved a LEED Silver rating;
- The Recycling Committee was renamed the Environmental and Sustainability Board and given a broader charge in recognition of the opportunities and importance of sustainable initiatives to our citizens;
- The annual Bellaire Recycles Fest is an increasingly successful event;
- The curbside recycling program is strong and growing; and
- The deconstruction, rather than demolition, of the Jessamine house was supported by Residents.

Pursuing LEED Certification for the new facilities will maintain Bellaire's position as a premier community by keeping our actions in line with current best-practices and in line with those of neighboring cities. For example,

- The City of West University Place Recreation Center and Colonial Park Aquatic Center achieved LEED Certification;
- The City of Houston mandates LEED Certification for all new facilities over 10,000 square feet and pursues Certification for city facilities below that size. Houston lists 30 city-owned buildings with some level of Certification; and

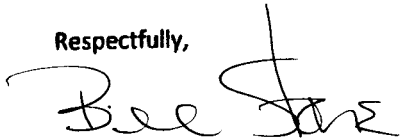
Honorable Mayor and City Council
Page 2
January 8, 2014

- HISD mandates LEED Certification for all new schools. Horn Elementary achieved LEED Certification and Condit Elementary will achieve LEED Certification.

Obtaining LEED Certification will provide a long-term financial benefit to taxpayers. Buildings designed to achieve LEED Certification have significantly reduced energy, operation and maintenance costs when compared to non-LEED buildings. It will also provide the healthier working environment our city employees deserve.

The Building & Standards Commission and the Environmental & Sustainability Board respectfully request that City Council include LEED Certification among the mandatory program requirements for the design and construction of the new City Hall, Police and Court facilities as well as all new City buildings thereafter.

Respectfully,



Bill Stone, Chair
ESB



Kristin Schuster, Chair
BSC