

CONSERVATION DISTRICT REQUIREMENTS FOR THE DEMOLITION OF CERTAIN BUILDINGS

While many of the City of Dallas Conservation Districts allow for demolition of main structures, four have specific restrictions associated with their removal. The ordinances for these districts provide the process for the removal of the structures; however, the documentation necessary to demonstrate the need for the demolition is not addressed. This packet details the information to be provided by the applicant when submitting a CD work review for demolition.

Demolition Restrictions by Conservation District

The following restrictions, listed by CD, are associated with the demolition of main structures:

Conservation District #9 – M-Streets (Greenland Hills)

Ord. 25116(g), “Houses identified as High Tudor in Exhibit B may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the structure’s value according to the Dallas Central Appraisal District.”

Houses identified as High Tudor-style are listed in the Conceptual Plan, Appendix A: Architectural Style Property Index

Conservation District #11 – M-Streets East

Ord. 25474(l), “Contributing main structures may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the structure’s value according to the Dallas Central Appraisal District.”

“Contributing means a structure listed as Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor structure in Exhibit B.”

If the property is listed as contemporary style or “undefined”, no demolition restrictions apply.

Conservation District #13 – Kessler Park

Subareas 1 and 2

Ord. 25984(3)(d); Ord. 25984(4)(e), “Contributing main structures may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the house’s value (excluding land) according to the Dallas Central Appraisal District.”

Subarea 1, a contributing house, “...means a main single-family house built on or before December 31st, 1947 and listed in Exhibit B.

Subarea 2, a contributing house, “...means a main single-family home built before 1945 and listed in Exhibit B.

Subarea 3

Ord. 25984(4)(d), “Significant houses may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the house’s value (excluding land) according to the Dallas Central Appraisal District.”

Subarea 3, a significant house, “...means a house listed in Exhibit B.”

Conservation District #16 – Rawlins Place

Ord. 26776(4)(b), “The following main structures may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the existing materials is greater than 100 percent of the structure’s value (excluding the value of the land) according to the Dallas Central Appraisal District as determined by the building official. The burden of proof is on the applicant.”

Address List

4303 Rawlins	4334 Rawlins	4412 Rawlins
4306 Rawlins	4335 Rawlins	4419 Rawlins
4310 Rawlins	4338 Rawlins	4420 Rawlins
4311 Rawlins	4339 Rawlins	4425 Rawlins
4316 Rawlins	4402 Rawlins	4433 Rawlins
4317 Rawlins	4403 Rawlins	4434 Rawlins
4321 Rawlins	4406 Rawlins	4439 Rawlins
4322 Rawlins	4409 Rawlins	4502 Rawlins
4327 Rawlins	4411 Rawlins	4542 Rawlins

What Information is Needed for the Conservation District Planners?

The first step in the process is to verify the need for the demolition. In order to verify that repairs are needed to bring the home into compliance with applicable building code requirements and that the cost of the work meets the required percentage of the cost of the improvement, several pieces of information must be provided by the applicant: a Building Inspection report, an Engineer’s report, and itemized cost breakdown for the work.

Building Inspection Report (BIR).

The report must be produced by a Licensed Building Inspector of the State of Texas and should detail all current condition issues with the house. The report should include a detailed explanation that includes, but is not limited to the following building systems:

Structural Systems	
Foundations, Including Type of Foundation Walls Doors Stairways Porches, Balconies, and Decks	Roof Covering Materials Roof Structure and Attic Ceilings and Floors Windows Fireplaces and Chimneys

Electrical Systems	
Service Entrance and Panels	Branch Circuits, Connected Devices, and Fixtures

Heating, Ventilation, and Air Conditioning Systems	
Heating Equipment Duct Systems, Chases, and Vents Dryer Exhaust Systems	Cooling Equipment Mechanical Exhaust Vents and Bathrooms

Plumbing System	
Plumbing Supply, Distribution Systems, and Fixtures Water Heating Equipment	Drains, Wastes, and Vents

Engineer’s Report (ER)

The report must be produced by a licensed Engineer of the State of Texas and should detail all current structural issues with the house and provide recommendations for their repair. The report should include a detailed description of the following building systems:

Foundation System	
Level Measurements Evaluation of Decking, Girders, Joists	Soil Conditions underneath the House Evaluations of Piers or Slab

Wall Systems	
Deflection Condition of Penetrations/Openings	Condition of materials Framing type

Roof Systems	
Condition of decking, shingles Penetrations	Roof framing elements Leaks

Itemized Cost Breakdown (Cutoff Sheet/Segmented Cost)

The cost for the repairs must be provided. The costs should be broken down by item and should include labor for each item. For instance, if 22 linear feet of beam is to be repaired on a foundation, the cost per linear foot for the beam should be presented as one item, and the labor cost per hour for the repair/replacement should be presented as a separate item. Please include the costs for any fixtures (toilets, sinks, water heaters, etc.). Lump sum items will **NOT** be accepted.

How is the Information Reviewed?

The common thread for properties with demolition restrictions is that the cost of bringing the house into compliance with building code requirements using materials similar to the original materials is greater than a certain percentage of the house's value (excluding land) according to the Dallas Central Appraisal District. The building code used to determine the required compliance is Chapter 27-11 of the Dallas City Code "Minimum Standards; Responsibilities of Owner." The code specifically outlines what is necessary for human habitation of a dwelling - including but not limited to - plumbing, structural, and electrical code requirements (Exhibit A). Please note that the code does not allow for the complete restoration of the property or the installation of new systems and only provides the requirements for minimum urban standards.

During the review, the CD staff will compare the repairs proposed by the applicant against Chapter 27-11 to ensure that they are necessary. Please note that certain systems will not be counted towards the repair. For example, HVAC units and systems are often in need of repair as a result of neglect; however, according to Chapter 27-11(c)(8), if screens can be provided, then there is no need for refrigerated cooling. The CD staff will approve the less costly of the two options when a conflict between materials or systems is evident. In addition, the proposed repairs must also consist of similar materials that are originally associated with the house. Therefore, if the exterior wood siding is heavily damaged, the proposal must be for the replacement of the siding with wood and using the same siding type. Hardie-plank siding or brick siding, for example, would not be counted towards the repair of wood siding.

The costs of the repair will also be reviewed by the CD staff. These costs will be compared to material and labor costs within the region and will be evaluated for necessity. For example, if labor for framing is proposed as being \$20.00 per hour but the regional rate for framing labor is \$15.00, then \$15.00 would be used to calculate the labor cost. In addition, if a structure's roof is 1,000SF, and a proposal for 20 roofing squares is received, only 10 roofing squares would be counted towards the cost of the repair as roofing square covers 100SF. During research, the cost of fixtures/materials will also be noted. If the product/item can be found more cheaply than what is proposed, then the lower cost would be applied to the repair.

Approval

Once all of the required documentation has been received and reviewed, and if the cost to bring the property to the minimum standards as prescribed in Chapter 27-11 exceeds the percentage guideline in the district of the value of the structure, then the CD staff will issue a final approval and the approved documentation may be taken to the permitting center to receive a demolition permit. All CD Work Reviews must be submitted to the front desk staff at 320 E. Jefferson Blvd, Room 105.