

PROTECTING TREES DURING CONSTRUCTION

By Chief Arborist Phil Erwin

There are many challenges on a construction work site. Among those is determining how to find suitable storage, staging and preparation areas for the building construction. This can sometimes be even harder than first thought if you take into account the protection of existing trees on the property.

City of Dallas zoning regulations require trees on construction sites to be reasonably protected from all disturbances and activity that can significantly injure a healthy tree. Sometimes, the untrained perception of what is needed for protection will lead to inadequate tree protections being installed. In many cases, what seems a minor issue to a contractor can lead to the death of a healthy canopy tree in weeks, months, or even years after

"It is the tree you don't see—the vast network of sprawling roots beneath your feet - that is critical to protecting the trees..."

the injury, causing grief for the owner and possible impacts to the property's value. The protection of the trees, and their long-term value to the property, relies on all parties working on the site to take the important and often simple tasks to adequately protect these trees. The

Building Inspection Arborist office is reaching out to help provide you information on how you can protect

these trees for the property owner so they can enjoy them for years to come.

Later this month, Building Inspection will be releasing new information pamphlets to be issued with building permits. They will also be made available to you at

district offices and online at the Building Inspection and City Arborist websites. The pamphlets will be published in English and in Spanish so they can be reproduced and read by all contractors and subcontractors.

The information will give you helpful guidance on how to begin tree protection measures through 1) creating a tree protection plan for your work site, 2) implementing your tree protection plan quickly

TREES continued on Page 3

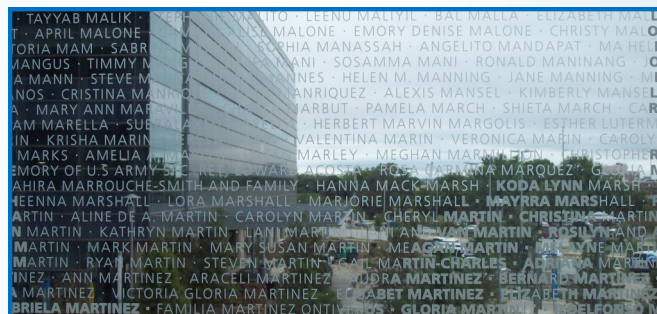
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DALLAS BI TAKES THE PARKLAND TOUR

On September 12th, several Building Inspection employees, who were involved in plan review and inspections, were invited by BARA to attend a presentation and tour of the new Parkland Hospital facility.

The nearly 2 million-square-foot Parkland hospital will replace the existing 55-year-old facility, and, when complete, will be the largest public hospital building in the nation built in one phase. The



\$1.27 billion project will include a new, 862-bed hospital, as well as a separate clinic building, parking

structures and other support facilities.

BARA is the Construction Manager at Risk building the new Parkland Hospital. The BARA joint venture team consists of Balfour Beatty Construction,

Austin Commercial, H.J. Russell & Company and Azteca Enterprises.

PARKLAND continued on Page 3

RED TAGS REMODELED

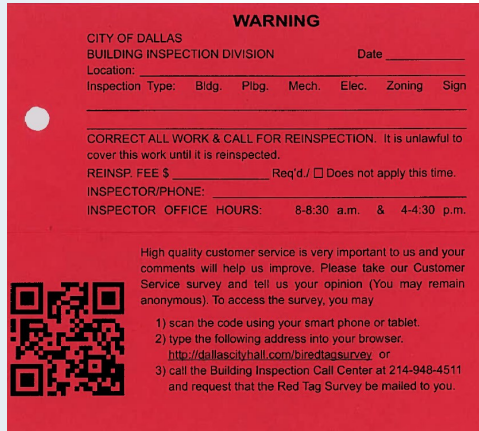
After many years, Dallas Building Inspection has made a major renovation to the Red Tag.

The new tag debuted in July and allows recipients to complete a customer service survey.

BI Management feels that the real measure of service is when customers are receiving information that is not necessarily welcome—like when they receive a Red Tag.

The survey is accessible in three different ways:

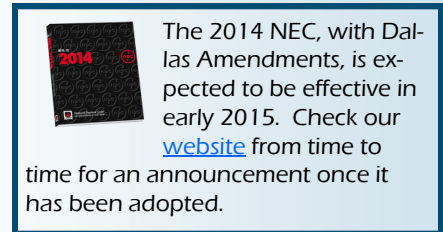
- 1) Scan the code using your smartphone or tablet
- 2) Type in the web address <http://dallascityhall.com/biredtagsurvey>, or



- 3) Call the Building Inspection Call Center at 214-948-4480 and request that the Red Tag Survey be mailed to you.

The large space on the

back of the newly formatted tag allows plenty of room for the inspector to leave comments, if needed.



The 2014 NEC, with Dallas Amendments, is expected to be effective in early 2015. Check our [website](#) from time to time for an announcement once it has been adopted.

TREES (continued)

and efficiently, 3) communicating these guidelines to all crews, and 4) stating methods to prevent damage done to trees by equipment and chemicals.

Understanding how tree roots spread across the property is critical to reducing the amount of damage to the tree. Did you know that 90% of the tree roots are within 16-18 inches of the soil surface and spread across the site a minimum of 1 1/2 times the height of the tree? It's the tree you don't see - the vast network of sprawling roots beneath your feet - that is critical to protecting the trees, and neighboring trees, around your work sites.

The pamphlet 'How To Protect Trees During Construction' was produced by the Dallas Urban Forest Advisory Committee (UFAC) with the support of the city arborist's office, and with the assistance of the U.S. Environmental Protection Agency, who provided their services with the Spanish language version.

As always, if you have any concerns or questions for best practices to protect your trees, please contact the city arborist for your district. They can be found at dallascityhall.com/arborist.

PARKLAND (continued)

The team of HDR + Corgan will design the hospital and Cri+igen, formerly known as CH2M Hill, is providing project controls for the project.

Two features of the new construction were found particularly interesting by the tour group. Patient Bathrooms were built off-site as "pods" and inspected by the City. After being installed, they were connected to the hospital infrastructure and a final inspection was made by the City.



Bathroom at New Parkland patient room

Dallas area residents and Parkland employees have literally made their mark on the new hospital through a unique opportunity to be a part of Parkland history. Those who have made a minimum \$10 donation as part of the "I Stand for Parkland" campaign, have their name etched into the glass wall at the front of the new hospital. The names form the appearance of large frosted leaves and is shown from an inside view in our front page photo.

The tour was beneficial to Building Inspection staff who had not had the opportunity to see the project in it's near-completion state.



The Tour Group

BUILDING INSPECTION BOARD APPROVES ADOPTION OF 2014 NATIONAL ELECTRICAL CODE

On October 21st, The Building Inspection Advisory, Examining and Appeals (BIAEA) Board reviewed and approved the adoption of the 2014 NEC, with Dallas amendments. The Board's recommendation will be taken into consideration by the Dallas City Council at an upcoming Council meeting.



BIAEA Board and staff at 10/21/14 meeting

The BIAEA Board is a quasi-jurisdictional board that advises City Council on changes and adoptions of Dallas construction codes and hears appeals of decisions made by the Building Official.

If you are interested in serving on this Board, please contact Doborah Greenhouse at 214-948-4347.



NOTICE

BUILDING CONSTRUCTION SITE MANAGEMENT REQUIREMENTS

ALL BUILDING CONSTRUCTION PROJECTS ARE REQUIRED TO COMPLY WITH THE CODE RELATING TO SITE MANAGEMENT. NO INSPECTIONS WILL BE MADE AND/OR A STOP WORK ORDER MAY BE ISSUED IF ANY OF THE FOLLOWING REQUIREMENTS ARE NOT MET:

- An information sign must be posted prior to the beginning of any construction, demolition, erection, alteration or repair of any structure or any portion of or appurtenance to a structure; or excavation, paving or grading on a property. The sign must be readable from the street, contain the general contractor's name, telephone number, and the address of the project.
- The sign must contain the following statement:
 "REPORT VIOLATIONS TO THE CITY OF DALLAS BY DIALING 3-1-1 (24 HOURS - 7 DAYS A WEEK). CONSTRUCTION IS LIMITED TO 7 A. M. UNTIL 7 P. M. MONDAY THROUGH FRIDAY AND 8 A. M. UNTIL 7 P. M. ON SATURDAY, WHEN WORK IS ON OR ADJACENT TO A RESIDENTIAL USE AS DEFINED IN THE DALLAS DEVELOPMENT CODE."
 • Construction signs over 20 sq. ft. or 8 ft. in height require a sign permit (refer to construction site sign guidelines).

Main Office / Permit Center
 320 E. Jefferson Blvd., Room 118
 Oak Cliff Municipal Center
 214-948-4480 (BI Customer Service)

Northeast Inspection Office
 11910 Greenville Ave., Suite 100
 214-670-7278

Northwest Inspection Office
 7610 N. Stemmons Frwy, Suite 190
 214-671-0720

Southeast Inspection Office
 725 N. Jim Miller Rd
 214-670-8160

Southwest District Office
 320 E. Jefferson Blvd., Room 210
 214-948-4384

Email
biadmin@dallascityhall.com

Website
http://www.dallascityhall.com/building_inspection

BUILDING INSPECTION

We sincerely intend for this publication to assist you in your business by keeping you informed of changes, improvements, code adoptions and other useful information. This periodical will be published quarterly, or as needed. For more information or suggestions, contact the editor, Annette Wallace, at mary.wallace@dallascityhall.com.