

Shoulds & Shalls of Existing School Facilities

The requirements and recommendations of existing facilities may not be as well known or frequently discussed as for new facilities. The following summarizes requirements and recommendations of existing Texas public school facilities.

Requirements (the shalls)

Asbestos Management

The Texas Department of State Health Services requires surveillance every 6 months, 3 year re-inspections, a current management plan and use of licensed consultants/abatement contractors.

Capital Asset Reporting

TEA's Financial Accountability System requires the annual reporting of the value of facilities, remaining useful life of facilities and depreciation of facility value.

Energy Use Reporting

The Texas Legislature requires reporting of annual resource use (energy & water) associated with district facilities.

Handicap Accessibility

The Americans with Disabilities Act (ADA) requires districts to develop a plan to bring facilities into compliance with accessibility standards.

Lead Inspections

The EPA Renovation & Painting Rule requires lead inspection prior to renovating/painting a building that houses students less than 6 years of age and was constructed before 1978.

Mold Assessment & Remediation

The Texas Department of State Health Services requires the use of licensed consultants and contractors for assessment and remediation if more than 25 contiguous sq.ft. of mold is present.

Safety

The National Fire Protection Agency (NFPA) requires ongoing compliance with the Life Safety Code including fire alarm systems, fire resistance, means of egress, etc.

Security

The Texas Legislature requires districts to develop a multi-hazard emergency operations plan and to conduct security audits every 3 years.

Technology Infrastructure

TEA Commissioner's Rules Concerning School Facilities requires districts to provide adequate technology, electrical, and communications infrastructure (facilities constructed or renovated since Jan 2004).

Recommendations (the shoulds)

Facility Management

The Texas Legislative Budget Board recommends the development of a formal process/schedule to perform facility assessments, design guidelines, preventive maintenance strategies, facility management information technology, energy conservation methodologies, safety improvement plans, emergency management plans and facility performance standards. These recommendations replace the former "Texas School Performance Review" program.

Indoor Air Quality Management

TEA Commissioner's Rules Concerning School Facilities recommend the development of an IAQ management plan for facilities constructed or renovated since January 2004. The Texas Department of State Health Services recommends the development of an IAQ management plan for all school facilities.

Long Range Plan

TEA Commissioner's Rules Concerning School Facilities recommend the development of a long range facility plan including a summary of the educational program, age/condition of facilities, educational appropriateness of facilities, cost estimates and timelines for facilities constructed or renovated since January 2004.

Sustainability

TEA Commissioner's Rules Concerning School Facilities recommends districts consider the use of sustainable design features in buildings designed or renovated since January 2004.

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