



## The Facts about Green Roofs & I-300

- This citizen's initiative will be on the November 2017 ballot in Denver.
- The initiative would require ALL Denver buildings over 25,000 sq. ft. to have a percentage of their roof dedicated to vegetation and/or solar.

Gross Floor Area (Size of Building)	Coverage of Roof Space (Size of Green Roof)
25,000 – 49,999 sq. ft.	20%
50,000 – 99,999 sq. ft.	30%
100,000 – 149,999 sq. ft.	40%
150,000 – 199,999 sq. ft.	50%

- All buildings pulling a building permit after January 1, 2018 would be required to have a green roof. Existing buildings will be required to install a green roof or combination of green roof and solar at the time of roof replacement and/or major repair.
- Exemptions are *very limited* and all exempted buildings are required to provide a cash-in-lieu payment to the Denver Office of Sustainability equal to the cost of constructing the green roof.
- Costs include initial capital costs, ongoing maintenance costs, and lifecycle costs (i.e., green roof replacement might cost more than conventional roof replacement).
- Not only would this initiative require installation of a green roof, but the ordinance also mandates the following, among other provisions:
  - Root repellent systems
  - Anti-shear measures for sloped roofs
  - Engineer-stamped reports on wind uplift pressures being designed for
  - Leakage testing
  - Water retention mats to promote vegetation growth
  - Growing media of at least 4 inches
- The initiative is problematic for many reasons including, but not limited to:
  - Will raise the cost of housing, both owner-occupied and rental
  - Deters future development
  - This type of measure shouldn't be mandated, but rather incentivized
  - Hurts economic development and Denver's ability to attract and retain business
  - Denver's climate is not well-suited for green roofs
  - Water usage to keep roofs alive will be extremely high
  - Green roofs can be a fire hazard when not maintained
  - A one size fits all initiative from two citizens who have little to no experience with green roofs is problematic