

Green Roof Model Incentives

The following green roof model incentives are excerpted from municipal bylaws, regulations and policies from around the United States, and offer example language for customizing incentives to meet the needs of your municipality.

FLOOR AREA RATIO BONUS

City of Portland Zoning Code Title 33, Chapter 33.510 Central City Plan District

Rooftop Gardens Option In CX, EX, and RX zones outside of the South Waterfront Subdistrict, developments with rooftop gardens receive bonus floor area. For each square foot of rooftop garden area, a bonus of one square foot of additional floor area is earned. To qualify for this bonus option, rooftop gardens must meet all of the following requirements.

- a. The rooftop garden must cover at least 50 percent of the roof area of the building and at least 30 percent of the garden area must contain plants.
- b. The property owner must execute a covenant with the City ensuring continuation and maintenance of the rooftop garden by the property owner. The covenant must comply with the requirements of 33.700.060.

GREEN ROOF POLICY

City of Portland, Green Building Policy

NOW THEREFORE, BE IT RESOLVED that the Portland City Council amends the City of Portland's Green Building Policy to direct all City Bureaus and the Portland Development Commission to:

- » Require design and construction of all new City-owned facilities to include an ecoroof with at least 70% coverage AND high reflectance, Energy Star-rated roof material on any remaining non-ecoroof roof surface area; OR, Energy Star-rated roof material when an integrated ecoroof/Energy Star-rated roof is impractical;

GREEN ROOF BYLAW

Toronto, Canada Green Roof Bylaw

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=83520621f3161410VgnVCM10000071d60f89RCRD&vgnnextchannel=3a7a036318061410VgnVCM10000071d60f89RCRD>

Toronto Municipal Code Chapter 492, Green Roofs

The Bylaw applies to new building permit applications for residential, commercial and institutional development made after January 31, 2010 and will apply to new industrial development as of April 30, 2012. The full bylaw is available at the web link above.

§ 492-2. Green roofs required.

A. Every building or building addition constructed after January 30, 2010, with a gross floor area of 2,000 square meters or greater shall include a green roof with a coverage of available roof space in accordance with the following chart:

Gross Floor Area (Size of Building)	Coverage of Available Roof Space (Size of Green Roof)
2,000 — 4,999 m ²	20%
5,000 — 9,999 m ²	30%
10,000 — 14,999 m ²	40%
15,000 — 19,999 m ²	50%
20,000 m ² or greater	60%

GREEN PERMIT PROCESS

City of Chicago Green Permit Process

http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/overview_of_the_greenpermitprogram.html

Projects meeting the following criteria are eligible for the Green Permit Process:

- » Permit applications that include green technologies such as green roofs, rainwater harvesting, solar panels, solar thermal panels, wind turbine and geothermal systems are **REQUIRED** to be submitted through a Green Permit Program Project Administrator.
- » Commercial project participant must earn certification within the LEED rating system
- » Smaller Residential Project participant must earn certification under the Chicago

Green Homes Program checklist based rating system or LEED for Homes.

- » Green Menu Items – All Green Permit Program participants must utilize certain green strategies or green technologies to receive incentives offered by the Green Permit Program.
 - » Green roofs improve the urban environment by combating the urban heat island, reducing stormwater runoff, and reducing the energy use of the building beneath.
 - » For projects with no other green roof requirement, provide 50% green roof. For projects with a green roof required by Department of Planning and Development, add 25% to the DPD green roof requirement.

GREEN ROOF FEE CREDIT

City of Chicago Green Roof Fee Credit

http://www.cityofchicago.org/content/dam/city/depts/bldgs/general/GreenPermit/Green_Roof_Checklistada.pdf

FEE STRUCTURE	
<input type="checkbox"/> Building Permit Fee	Building permit fee calculation is based on building occupancy and area of work. Please visit our website for additional information and to use the permit fee calculator. www.cityofchicago.org/buildings
<input type="checkbox"/> Green Roof Fee Credit	A credit of \$0.05 per square foot of green roof provided will be applied to your total permit fee.
<input type="checkbox"/> Building Permit Deposit	50% of total building permit fee due at permit submittal meeting. Please make checks payable to The City of Chicago Department of Revenue

Minneapolis Fee Reductions

http://www.minneapolismn.gov/publicworks/stormwater/fee/stormwater_fee_stormwater_mngmnt_feecredits

The Stormwater Credit system provides:

- » Up to 50 percent credit (reduction) in your stormwater utility fee for management tools/practices that address stormwater quality
- » 50 percent or 100 percent credit (reduction) in your stormwater utility fee for management tools/practices that address stormwater quantity

Below is a partial list of stormwater BMPs approved for use in the Quality Credits program:

- » Rain Gardens
- » Pervious Pavers
- » Wet Ponds
- » Dry Wells
- » Sand Filters

- » Filter Strips
- » Infiltration trenches
- » Green Roofs

Only those properties that can demonstrate the capacity to handle a 10-year or 100-year rain event can receive a stormwater quantity credit. To apply for a stormwater quantity credit, property owners must have their applications certified by a state licensed engineer or landscape architect.

Property owners can apply for either the “Standard Quantity Reduction Credit” or the “Additional Quantity Reduction Credit.”

Standard Quantity Reduction Credit. The Standard Quantity Reduction Credit is a 50 percent credit on a property’s stormwater fee. The “Standard Quantity” credit is based on a property’s stormwater quantity management tools/practices being able to retain the 10-year, 24-hour type II SCS storm event. To qualify for this credit, the property owner must demonstrate that stormwater from the property is controlled with an on-site constructed stormwater quantity management tool/practice (BMP).

Additional Quantity Reduction Credit. The Additional Quantity Reduction Credit is a 100 percent credit on a property’s stormwater fee. To be eligible for the “Additional Quantity” credit, a property’s stormwater quantity management tools/practices must be able to retain the 100-year, 24-hour type II SCS storm event. To qualify for this credit, the property owner must demonstrate that stormwater from the property is controlled with an on-site constructed stormwater quantity management tool/practice (BMP).

You can learn more about stormwater quantity management tools/practices from the Minnesota Stormwater Manual.

FOR MORE INFORMATION, PLEASE CONTACT

Pioneer Valley Planning Commission
413-781-6045

60 Congress Street, Floor 1
Springfield, MA 01104-3419

www.pvpc.org



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