

NOTE: Denver’s Green Buildings Ordinance applies to all existing commercial buildings with 25,000 GSF or larger upon roof replacement or roof recover. For all permits issued after January 1, 2021, the effective code is 2019 Denver Building Code including 2018 IBC & 2018 IECC and all Denver Amendments.

1. Required & Reference Documents

- [Click here to view the Green Buildings Ordinance](#)
- [Click here to download the GBO Rules & Regulations PDF](#)
- [Click here to download the Green Building Declaration Form for Existing Buildings](#)
- [Denver Roof Permit Application](#)

Abbreviations

GBO = Green Buildings Ordinance
 R+Rs = Rules & Regulations
 GBDF = Green Building Declaration Form
 SDP = Site Development Plan
 IBC = International Building Code
 IECC = International Energy Conservation Code
 DBCA = Denver Building Code Amendments

2. Project Compliance

- A. All projects must address two areas of compliance:
 - i. Provide a cool roof, and
 - ii. Select an additional green building option (A through I) on the GBDF.
- B. Exemptions are available for certain types of projects. See Section 10-302(d) in the GBO R+Rs for a complete list of available exemptions.

3. Construction Permits

- A. At the time of the permit submittal, provide all applicable materials listed in the submittal requirements table below necessary to demonstrate conformance with requirements specifically outlined in the GBO R+Rs Article III pertaining to cool roof requirements and R+Rs Article IV Section 4.05(b) pertaining to Building Certification requirements.

4. Project Requirements for Option D:

Building Certification

- A. Must achieve one of the following certifications:
 - i. LEED BD+C or O+M Silver
 - ii. Enterprise Green Communities
 - iii. National Green Building Standard Silver
 - iv. Green Buildings Initiative Green Globes Three Globes
 - v. International Living Future Institute:
 - vi. Living Building Challenge
 - vii. Core Green Building Certification
 - viii. Zero Energy certification
 - ix. Zero Carbon certification

Mandatory Cool Roof Requirements for All Existing Buildings:

#	Construction Phase	Applicable Code Section	Submittal Item	Requirement
1	Roof Permit	R+Rs 2.03(c)	Green Building Declaration Form	Provide a Green Building Declaration Form for Existing Buildings with all fields infilled including the owner's signature.
2	Roof Permit		Roof permit application	Provide a roof permit application with the project valuation.
3	Roof Permit	R+Rs 2.03(a)	Roof plan	Provide a roof plan with the total roof area quantified.
4	Roof Permit	R+Rs 3.02(a) R+Rs 3.03(a) R+Rs 3.03(b)	Roof product & solar reflectance data	Provide cool roof covering and paver solar reflectance data with the color circled, highlighted, or otherwise identified in conformance with Table 1 - Reflectance Requirements in the GBO R+Rs. This information may be included in the construction document specifications or on the roof plan.
5	Roof Permit		Roof assembly section details	<u>Roof section detail</u> - OR - <u>a detailed, layer-by-layer description</u> of the roof assembly. Please provide both a detail for the existing assembly AND the proposed assembly.
6	Roof Permit	R+Rs 3.03(b)(i)	Condensation avoidance strategy	Provide one of the following options: (1) Air barrier AND vapor retarder product data if the low-slope prescriptive assembly is being provided, OR (2) A dew point analysis from a registered professional if a prescriptive assembly is NOT being provided, OR (3) A note stating that an existing cool roof is being replaced; if a note is provided, then the prescriptive assembly or the dew point analysis does NOT need to be provided.
7	Roof Permit	IBC 1202.2 IBC 1202.3	Ventilation details (steep slope only)	Provide a roof plan illustrating locations, sizing, and calculations.
8	Roof Permit	R+Rs 3.04	Exemptions	For any exemptions claimed, please provide substantiation.
9	Roof Permit	R+Rs 3.04(a)	Exemptions - Character defining roofs	See applicable GBO R+Rs Section 3.04(a) for additional submittal requirements if claiming a character defining roof. It is recommended that any project considering applying for a character defining cool roof exemption, contact us first at stephen.sanderson@denvergov.org or christy.collins@denvergov.org .
10	Roof Permit		Exemptions - Existing cool roof	Simply provide a note on the roof plan or roof assembly description submittal document.
11	Roof Permit	R+Rs Section 10-302(d)(3)(a)	Exemptions - Residential building below 5 stories OR 62.5' in height	Provide photos and/or drawings substantiating the claimed exemption as a residential property <5 stories OR 62.5' or less in height with measurements.

Option D: Building Certification – Additional Green Buildings Requirements:

12	Roof Permit	R+Rs 4.05(b)	LEED Scorecard	Provide the LEED Scorecard / Project Checklist – showing targeted credits and that the project is on track for the required level of certification.
13	Roof Permit	R+Rs 4.05(b)	EGC Criteria Checklist	Provide the Enterprise Green Communities (EGC) Criteria Checklist - showing targeted points and that the project is on track for the required level of certification.
14	Roof Permit	R+Rs 4.05(b)	NGBS Scoring Tool	Provide the National Green Building Standard (NGBS) New Construction Scoring Tool - showing targeted points and that the project is on track for the required level of certification.
15	Roof Permit	R+Rs 4.05(b)	GBI Project Checklist	Provide the Green Buildings Initiative (GBI) Green Globes Project Checklist - showing targeted points and that the project is on track for the required level of certification.
16	Roof Permit	R+Rs 4.05(b)	ILFI Preliminary Audit	Provide the International Living Future Institute (ILFI) Living Building Challenge Preliminary Audit - showing appropriate documentation and that the project is on track for the required level of certification.
17	Post C.O.	R+Rs 4.05(b)	Proof of certification	Proof of certification must be submitted to the CASR office 18 months after the certificate of occupancy is given.