

NOTE: Denver's Green Buildings Ordinance applies to all new commercial buildings with 25,000 GSF or larger including additions and campuses. 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 New Buildings](#)

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) from the GBDF.
- B. Exemptions are available for certain types of projects. See Section 10-301(c) in the GBO R+Rs for a complete list of available exemptions.

3. Site Development Plans

- A. All Site Development Plans must include identification of the selected GBO additional green building option, and any full or partial exemptions taken, on the cover sheet.
 - i. If providing green space, specific GBO notes as defined below in the submittal requirements and final green space calculations after the superstructure CDs are approved, must be included in the SDP for SDP approval.
 - ii. If providing photovoltaics (PV), the superstructure CD approved PV layout and area coverage must be included in the SDP for SDP approval.
- B. A [GBDF for New Buildings](#), including the owner's signature, must be provided with the SDP submittal.

4. Construction Permits

- A. At the time of superstructure 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(a) pertaining to Building Certification requirements.
- B. Note - [Roof Permits](#) - Once the superstructure CD submittal has been approved for GBO compliance and construction permit, the roof permit may be issued without any additional GBO review required. In the roof permit submittal, please include the superstructure (COMMCON) permit number and a note that the project has already been reviewed and approved for GBO compliance.

5. Project Requirements for Option F:

Building Certification

A. Must Achieve One of the Following Certifications:

- i. LEED BD+C Gold
- ii. Enterprise Green Communities
- iii. National Green Building Standard Gold
- iv. Green Buildings Initiative Green Globes Four 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 New Buildings:

#	Construction Phase	Applicable Code Section	Submittal Item	Requirement
1	SDP	R+Rs 2.03(c)	Green Building Declaration Form	Provide a Green Building Declaration Form for New Buildings with all fields infilled including the owner's signature.
2	Permit	R+Rs 2.03(a)	Roof plan	Provide a roof plan with the total roof area quantified.
3	Permit	R+Rs 3.02(a) R+Rs 3.03(a) R+Rs 3.03(b)	Solar reflectance data	Provide cool roof covering and paver solar reflectance data 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.
4	Permit		Roof assembly section details	Provide roof assembly section details for all roof types.
5	Permit	IBC 1202.2 IBC 1202.3	Ventilation details (steep slope only)	Provide a roof plan illustrating locations, sizing, and calculations.
6	Permit	R+Rs 3.04	Exemptions	For any exemptions claimed, please provide substantiation.
7	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 .

Option F: Building Certification – Additional Green Buildings Requirements:

8	Permit	R+Rs 4.05(a)	LEED Scorecard	Provide the LEED Scorecard / Project Checklist – showing targeted credits and that the project is on track for the required level of certification.
9	Permit	R+Rs 4.05(a)	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.
10	Permit	R+Rs 4.05(a)	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.
11	Permit	R+Rs 4.05(a)	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.
12	Permit	R+Rs 4.05(a)	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.
13	Post C.O.	R+Rs 4.05(a)	Proof of certification	Proof of certification must be submitted to the CASR office 18 months after the certificate of occupancy is given.