

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](#)

[Click here for Denver’s Commercial Energy Modeling Report](#)

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 4.03(b) pertaining to Off-Site Renewable Energy 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 D:

Off-Site Renewable Energy

A. Select a coverage area (choose one):

- i. 70% of Total Roof Area
- ii. 100% of the estimated annual average electricity used at the building

B. Reference R+Rs for specifics including those related to:

- ❖ Providing an energy model
- ❖ Five-year contracts
- ❖ Life of the building

C. Additional notes on purchasing renewable energy:

- ❖ Today, off-site renewable energy can sometimes be purchased from Xcel Energy's Solar*Rewards Community®. Contact SolarRewardsCommunity@xcelenergy.com with questions. Capacity may be limited since new Community Solar*Rewards solar gardens are limited in quantity and often sell out quickly.
- ❖ Learn more or join the waitlist for Xcel's Renewable*Connect program.
- ❖ Xcel's Windsource program does not allow buyers to purchase from dedicated renewable energy resources. Buyers would be purchasing kWh (electricity used) rather than kW (renewable energy production), so this program does not meet the Green Buildings Ordinance.

If your project is purchasing renewable energy, include an energy model in your permit submittal that indicates the anticipated consumption.

When purchased renewable energy is less than 100% of the building's consumption, the purchased renewable energy must provide the same amount of electricity as the required amount of onsite solar panels would have achieved and the submittal must demonstrate that the building will achieve the requisite energy cost savings.

Before the building can receive a certificate of occupancy (CO), the building owner must present the five-year contract for the renewable energy purchase. A new contract must be submitted every five years or upon expiration of the previous contract for the life of the building. Email contracts to energizedenver@denvergov.org.

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 D: Off-Site Renewable Energy – Additional Green Buildings Requirements:

8	Permit	R+Rs 4.03(b)(i)	Energy model	Denver's Commercial Energy Modeling Report data showing estimated annual average electricity usage including pEUI
9	Permit		Energy model	Statement identifying limiters to energy model accuracy and ROM estimate for swing inaccuracy of pEUI
10	Permit		General	Letter of commitment signed by project Owner stating that an off-site solar contract will be procured
11	Prior to C.O.	R+Rs 4.03(b)(1)	General	If the building owner is the only utility account holder, provide a copy of 5 year+ contract
12	Prior to C.O.	R+Rs 4.03(b)(2)	General	If tenant contracts will contribute, submittal of required aggregation of 5 year+ tenant contracts within 18 months of certificate of occupancy
13	Life of Project	R+Rs 4.03(b)(3)	General	Renewal and resubmittal of copy of 5 year+ contract upon expiration and/or building sale